

TASK FORCE REPORT TO THE CITY COUNCIL

December 1984

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 29 1985

UNIVERSITY OF CALIFORNIA

Appendix Volume III



CITY OF SAN DIEGO

GROWTH MANAGEMENT REVIEW TASK FORCE

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
MAR 5 1985
UNIVERSITY OF CALIFORNIA

City of San Diego California

**A review and evaluation of progress in achieving the goals and objectives
of the City's Residential Growth Management Strategy**

presented to:

**The City of San Diego Growth Management
Review Task Force**

presented by:

Wallace Roberts & Todd
Architects, Landscape Architects, Urban
and Environmental Planners
1737 Chestnut Street
Philadelphia, Pennsylvania 19103
215/564-2611

Mooney Lettieri
Urban Planners
9925 C Business Avenue
San Diego, California 92131
619/578-8964

November 1984

85 01310
App. v.3

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 21 2020

UNIVERSITY OF CALIFORNIA

Community Development Plan

A. Goals of the Plan

The goals of the community development plan are to improve the quality of life in the community by providing for the needs of all residents, to create a sense of community and to provide for the physical, social, and economic development of the community. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals.


The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals.

B. Objectives of the Plan

1. Physical Development

The objectives of the physical development plan are to improve the quality of the physical environment, to provide for the needs of the community, and to provide for the physical development of the community. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals. The plan is to be implemented in a manner that is consistent with the community's values and goals.

Appendix D
Goals and Objectives of the Five
Communities selected for Detailed Study



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C123305280>

RANCHO BERNARDO COMMUNITY PLAN

A. SCOPE OF THE PLAN

The Rancho Bernardo Community planning area encompasses 6,951 acres of land. The area is unusual in that approximately 5,900 acres are either part of the developed Rancho Bernardo complex or adjacent lands proposed for development which were originally under the ownership of AVCO Community Developers, Inc. The city owns 581 acres of land in the NW quadrant west of I-15. There are approximately 133 acres of undeveloped land in the southeast corner of the community. The planning area is the northern most community in San Diego. It is centered on the Escondido Freeway (I-15) just South of Lake Hodges and the San Pasqual Valley. The location of the Rancho Bernardo Community in the City of San Diego is illustrated in Figure 1.

The original Community Plan for Rancho Bernardo was adopted in 1962 by the San Diego City Council. Since its adoption, the Plan has undergone three revisions: once in 1966, again 1971, and most recently in 1977. While the earlier documents were adopted by the City Council as development plans, the Rancho Bernardo Community Plan is truly a community planning document to guide public and private development decisions either until the area is fully developed or until 1995. The 1977 Rancho Bernardo Community Plan was approved by the City Planning Commission in February 1978 and by the City Council in March 1978.

B. POPULATION AND HOUSING ELEMENT

1. Existing Conditions Before the Current Plan

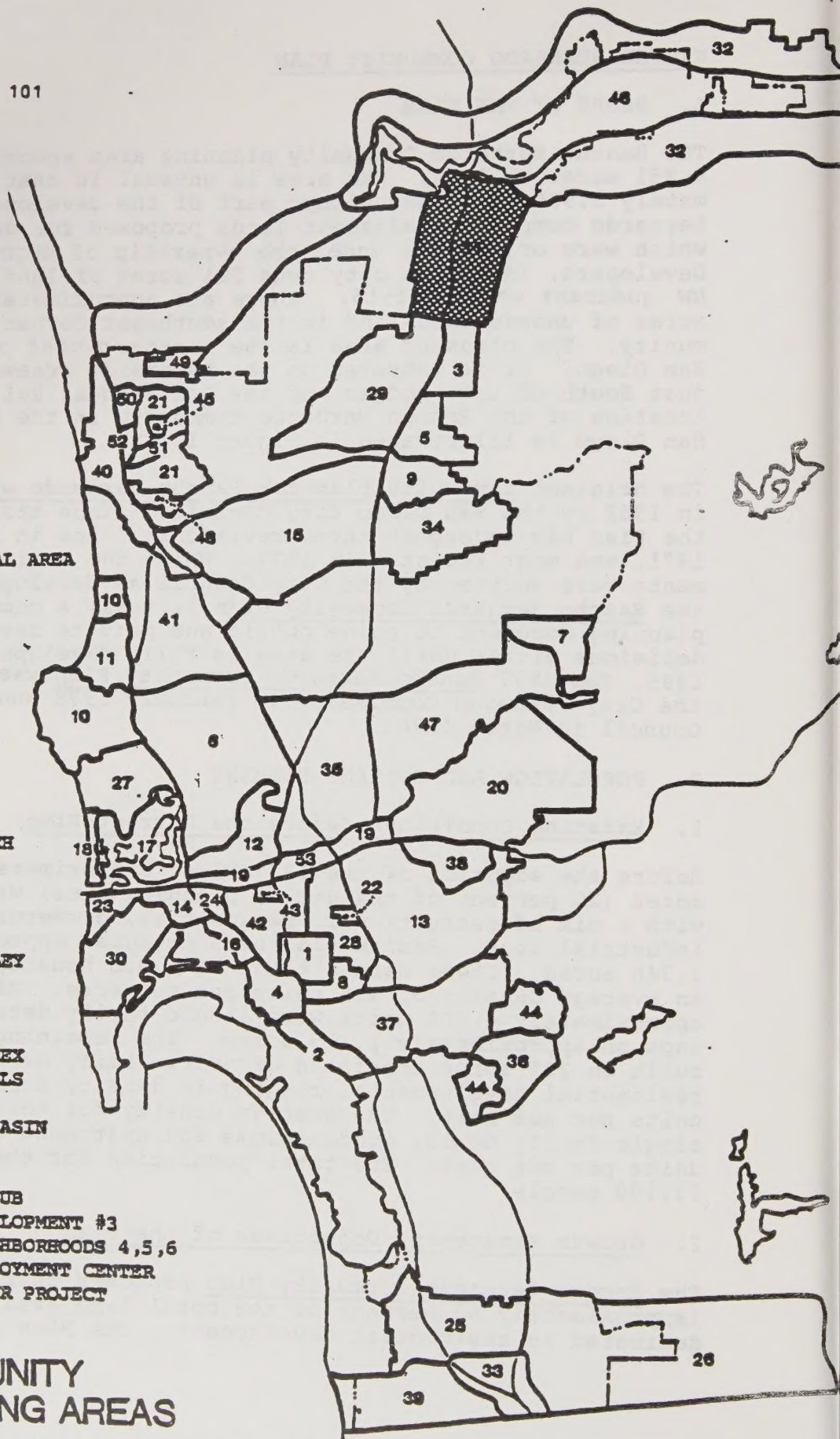
Before the adoption of the 1977 Plan, approximately 1,660 acres (25 percent of the entire planning area) was developed with a mix of recreational, residential, commercial, and industrial uses. Residential uses consumed approximately 1,340 acres. There were a total of 6,000 housing units with an average density of 4.5 units per net acre. Of these, approximately 4,000 units were single family detached dwellings on approximately 1,115 acres. The remaining 2,000 units built on 225 acres consisted of multi-family or planned residential developments, ranging in density from 6 to 20 units per net acre. The average density for this mix of single family homes, condominiums and apartment units was 9 units per net acre. The total population for the area was 13,100 people.

2. Growth Management Objectives of the Plan

The Rancho Bernardo Community Plan proposes that 3,400 acres (approximately 52 percent of the total land area) should be dedicated to residential development. The Plan proposes a

FIGURE 1

1. BALBOA PARK
2. BARRIO LOGAN/HARBOR 101
3. RANCHO CARMEL
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
16. PACIFIC HIGHWAY
17. MISSION BAY
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
22. NORTH PARK COMMERCIAL AREA
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UNIVERSITY
42. UPTOWN
43. UPTOWN MEDICAL COMPLEX
44. SKYLINE-PARADISE HILLS
45. CARMEL VALLEY
46. SAN DIEGUITO RIVER BASIN
47. TIERRASANTA
48. SORRENTO HILLS
49. FAIRBANKS COUNTRY CLUB
50. NORTH CITY WEST DEVELOPMENT #3
51. NORTH CITY WEST NEIGHBORHOODS 4,5,6
52. NORTH CITY WEST EMPLOYMENT CENTER
53. FIRST SAN DIEGO RIVER PROJECT



COMMUNITY PLANNING AREAS

PLANNING DEPARTMENT

CITY OF SAN DIEGO, CALIFORNIA

mix of housing types and densities. According to the Community Plan, when the area is fully developed, Rancho Bernardo will house a projected population of approximately 40,000 people in approximately 16,700 dwelling units. This represents an increase of 26,000 people and 10,700 housing units over the current levels. The range of permitted densities to accommodate this development is as follows:

- a.) Medium: This limitation permits rental or condominium development within a density range of 14 to 29 units per net residential acre. The anticipated average density is 20 units per acre (including local streets). Approximately 150 acres are allocated to this density under the Community Plan. A total of 3,000 dwelling units will be permitted.
- b.) Low Medium: This density range allows between 9 and 14 units per net residential acre. The anticipated average density is 9 units per acre (including local streets). Approximately 420 acres have been allocated for this range under the Community Plan. A total of 3,800 dwelling units will be permitted.
- c.) Low: This range limits development to between 1 and 9 dwelling units per net residential acre. An average density of 4 units per acre (including local streets) is anticipated. The Plan allocates approximately 2,400 acres to this use. This is the single largest land use category, accounting for 36 percent of the total area in the Rancho Bernardo Community. A total of 9,600 units will be permitted at this density.
- d.) Very Low: This range restricts development to between 0 to 1 dwelling unit per net residential acre. Approximately 430 acres containing 300 lots are proposed to be developed at this density.

The residential density proposals are summarized in Table 1.

Table 1

SUMMARY RESIDENTIAL PROPOSALS

DENSITY PROPOSAL	AREA	NO. OF DWELLINGS
VL - 0 to 1 DU/AC	430	300
L - 1 to 9 DU/AC	2,400	9,600
LM - 9 to 14 DU/AC	420	3,800
M - 14 to 29 DU/AC	150	3,000
Total	3,400 acres	16,700 units

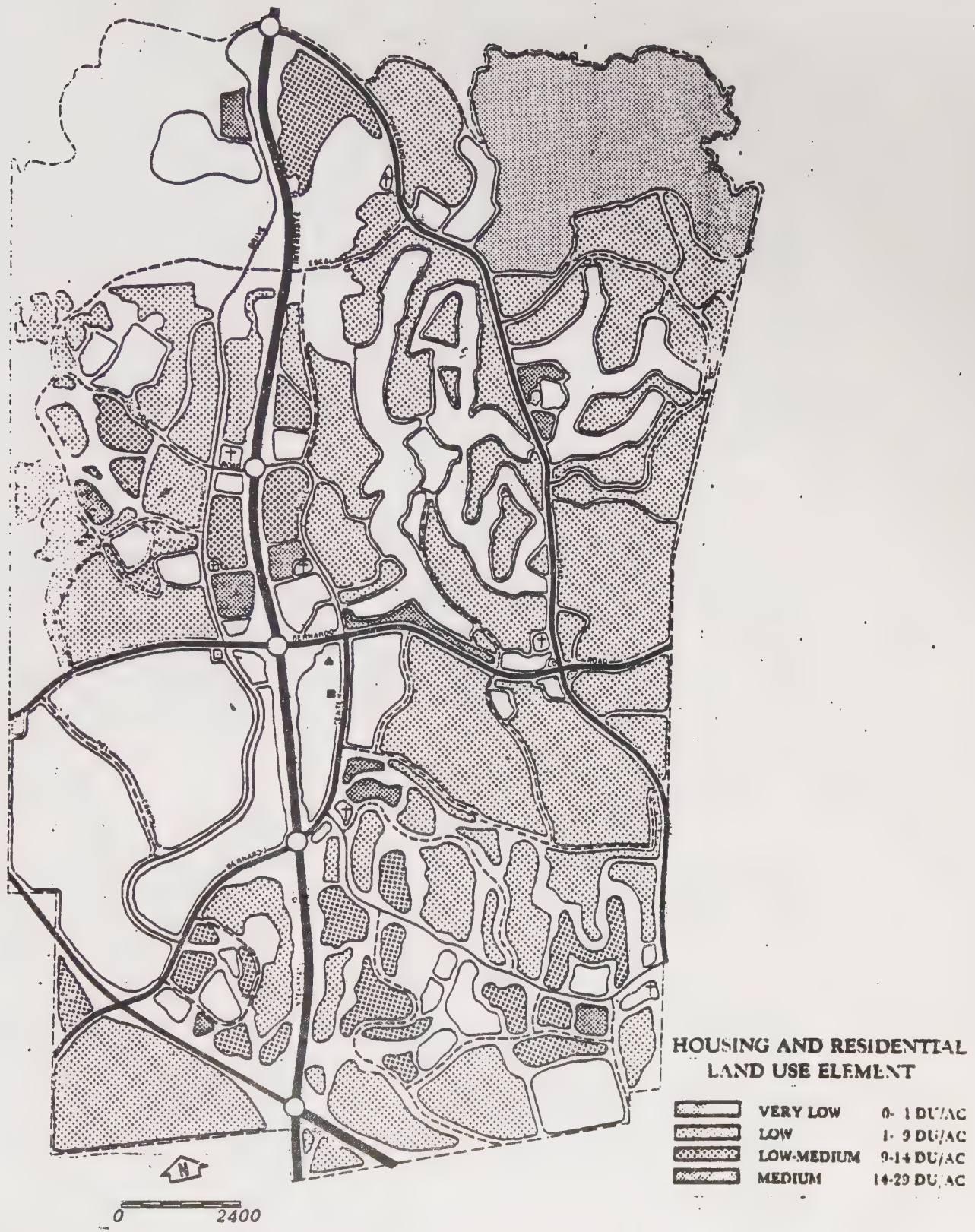
The spatial allocation of these densities are illustrated in Figure 2.

The following table summarizes the Rancho Bernardo Development phasing plan from 1977 to 1982:

Table 2

AREA	TO DATE	1977	1978	1979	1980	1981	1982	1977- 1982
NORTHEAST SECTOR								
Family Unit Sales	1961	150	207	221	204	144	150	1079
Family Rentals	0	--	110	110	--	--	--	220
Adult Unit Sales	594	173	242	202	105	100	100	922
SOUTHEAST SECTOR								
Family Unit Sales	155	--	--	100	210	210	--	730
Family Unit Rentals	--	--	--	--	--	100	--	100
Adult Unit Sales	1760	--	--	--	--	--	--	--
SOUTHWEST SECTOR								
Family Unit Sales	0	--	--	80	120	120	120	440
Family Unit Rentals	0	--	--	--	--	88	--	88
Adult Unit Sales	--	--	--	--	--	--	--	--
NORTHWEST SECTOR								
Family Unit Sales	1104	112	228	210	136	60	100	846
Family Unit Rentals	368	--	--	--	--	--	--	--
Adult Unit Sales	--	--	--	--	--	--	--	--
RANCHO BERNARDO TOTALS								
Family Unit Sales	3220	262	435	611	670	534	580	3095
Family Unit Rentals	368	--	110	110	--	188	--	108
Adult Unit Sales	2354	173	242	202	105	100	100	922
Total Sales of Rentals	5942	435	787	926	775	822	680	4125
Total Sales and Rentals	--	--	--	--	--	--	--	--
Cumulative	5942	6377	7161	8090	8865	9687	10,367	--

Figure 2



RANCHO BERNARDO COMMUNITY PLAN

C. ADEQUACY OF COMMUNITY FACILITIES

1. Parks and Recreation

a. Existing Facilities

The existing recreational facilities in Rancho Bernardo were provided by AVCO, the primary developer. The developer agreed to provide neighborhood parks in accordance with the Progress Guide and General Plan for the City of San Diego. According to the existing City Council Policy, the developer was not required to provide standard neighborhood parks as required by the General Plan, provided that all facilities required would be provided in some of the private recreational facilities. The Community Plan identified four recreation centers, two equestrian centers, three golf courses, and a tennis club. These facilities were scattered throughout the Rancho Bernardo Community.

b. Adequacy of Facilities

The Community Plan asserted that the existing recreational facilities far exceeded those usually provided by standard neighborhood parks. The Community Plan did propose that approximately 1,540 acres should be reserved for open space, park, and recreational facilities. The Community Plan indicated that three neighborhood parks and one community park were proposed for the community. The proposed facilities were scattered throughout the community, as indicated in Figure 3.

2. Libraries

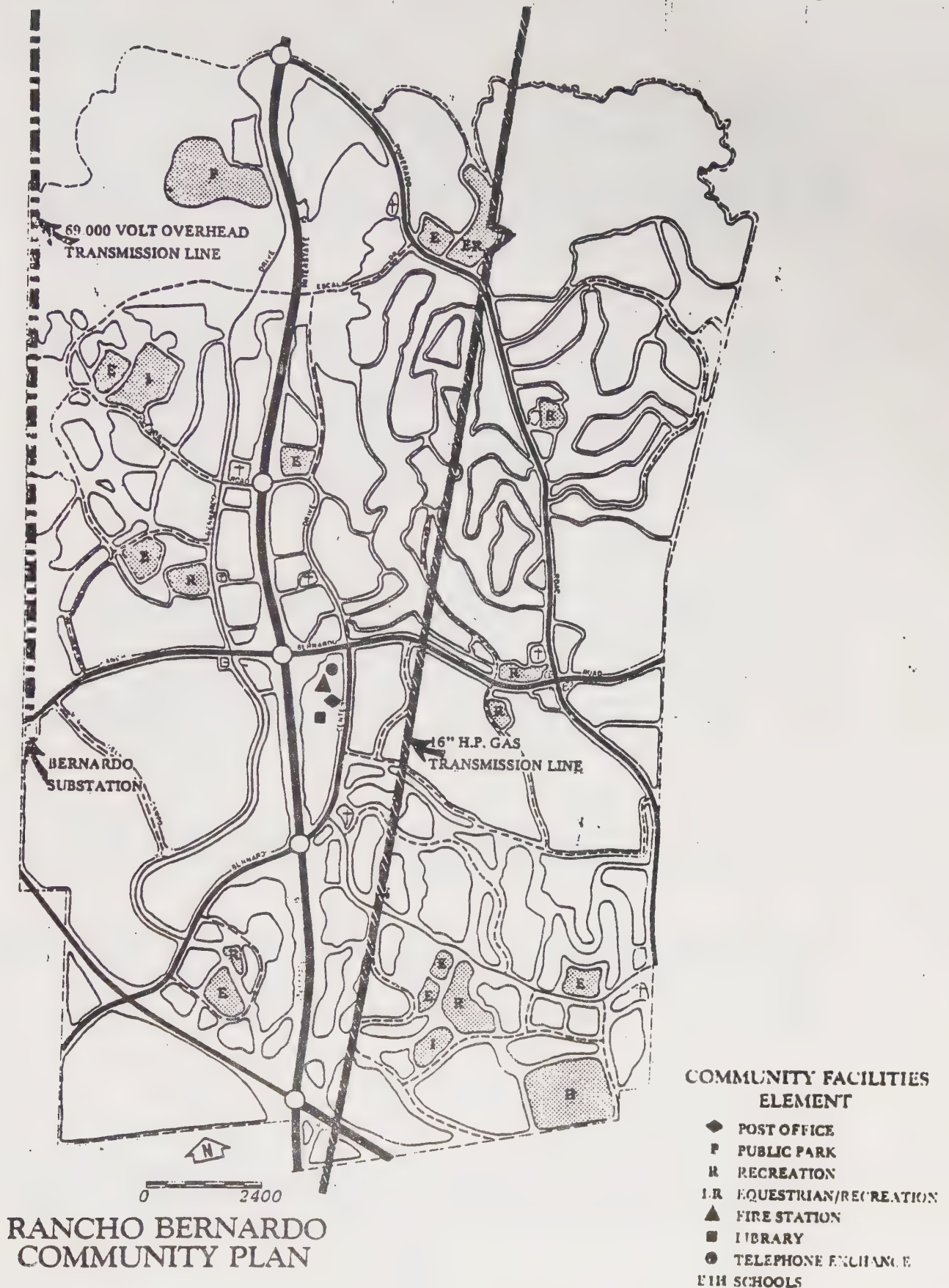
a. Existing Facilities

At the time of the plan, one branch library served the existing population of about 13,000. The existing library had 8,000 square feet. The location of the library is shown in Figure 3.

b. Adequacy of Facilities

According to the Community Plan, the library will have the capability to serve about 25,000 persons. The Community Plan indicated that by all standards, the branch was too big to serve the existing population. The Community Plan recommended that when the population approaches 25,000, the library service to the community should be reviewed.

Figure 3



3. Fire Service

a. Existing Facilities

The Community Plan identified one fire station serving the Rancho Bernardo Community. The station was located south of Rancho Bernardo Road on Bernardo Center Drive. The location is illustrated in Figure 3.

b. Adequacy of Facilities

According to the Community Plan, the Fire Department rated its service as "excellent" through 1985. The Plan asserted that if the existing growth trends prevailed, the service would range from "good to fair" through 1995. There were no plans to expand the existing station or to build an additional station in the community.

4. Schools

a. Existing Facilities

The Community Plan identified several schools serving the Rancho Bernardo Community. There was only one elementary school, the Westwood School, located on a 12 acre site westerly of West Bernardo Drive on Martinal Road. Elementary school students living in the eastern portion of the community attend Painted Rock Elementary School, located in the County easterly and southerly of the community. Middle and high school students also attend schools in the County.

b. Adequacy of Facilities

According to the Community Plan, the Westwood Elementary School is overcrowded. A new school was to be constructed in 1977 to reduce this overcrowding.

The Community Plan allocated 183 additional acres for schools within Rancho Bernardo. This included eight elementary school sites, two middle school sites, and one high school site. The proposed location of these school facilities (Figure 3) is based upon the standards of the Progress Guide and General Plan.

5. Transportation and Circulation

a. Existing Facilities

The Rancho Bernardo Community Plan classified the area streets into four functional categories: Freeways, Primary Arteries, Major Streets, and Collector Streets.

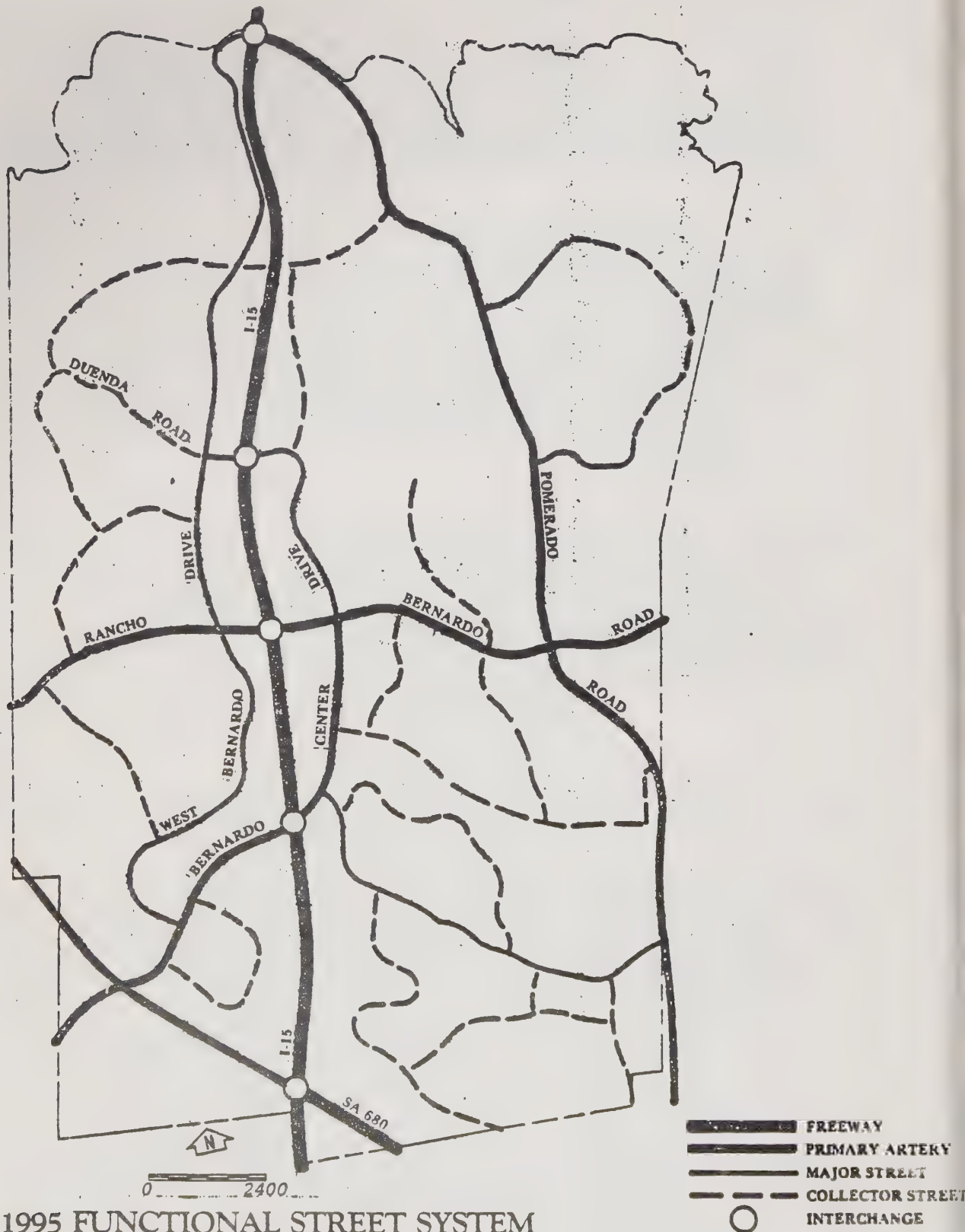
b. Adequacy of Facilities

According to the Community Plan, the existing transportation network has provided Rancho Bernardo with a high level of service. The proposed improvements to the system were designed to maintain this level of service as development of the community continues. The 1995 functional street system necessary to serve projected demand is illustrated in Figure 4.

6. Miscellaneous Facilities

The Community Plan also identified the following needs in the community:

- The community bike plan should be developed; and
- The community will need increased police service by 1985. The Community Plan indicated the need for an additional 1/2 patrol unit to meet 1985 demands.



1995 FUNCTIONAL STREET SYSTEM
TO SERVE PROJECTED DEMAND

MIRA MESA COMMUNITY PLAN

A. SCOPE OF THE PLAN

The Mira Mesa Community planning area encompasses approximately 10,500 acres in the north central part of metropolitan San Diego. The area is south of the Los Penasquitos Canyon, and east of Interstate 805. It is bounded by Interstate 15 on the east, and by Miramar Road and the Atchinson, Topeka and Santa Fe Railroad right-of-way on the south. The location of the Mira Mesa Community is shown in Figure 1.

The Mira Mesa Community Plan and Local Coastal Program was adopted in March 1981. This plan was intended as a set of guidelines to direct future public and private development within the community through 1995. The plan has been amended twice: once in 1981 and once in 1983. The plan was reprinted in February 1984.

B. POPULATION AND HOUSING ELEMENT

1. Existing Conditions Before the Plan

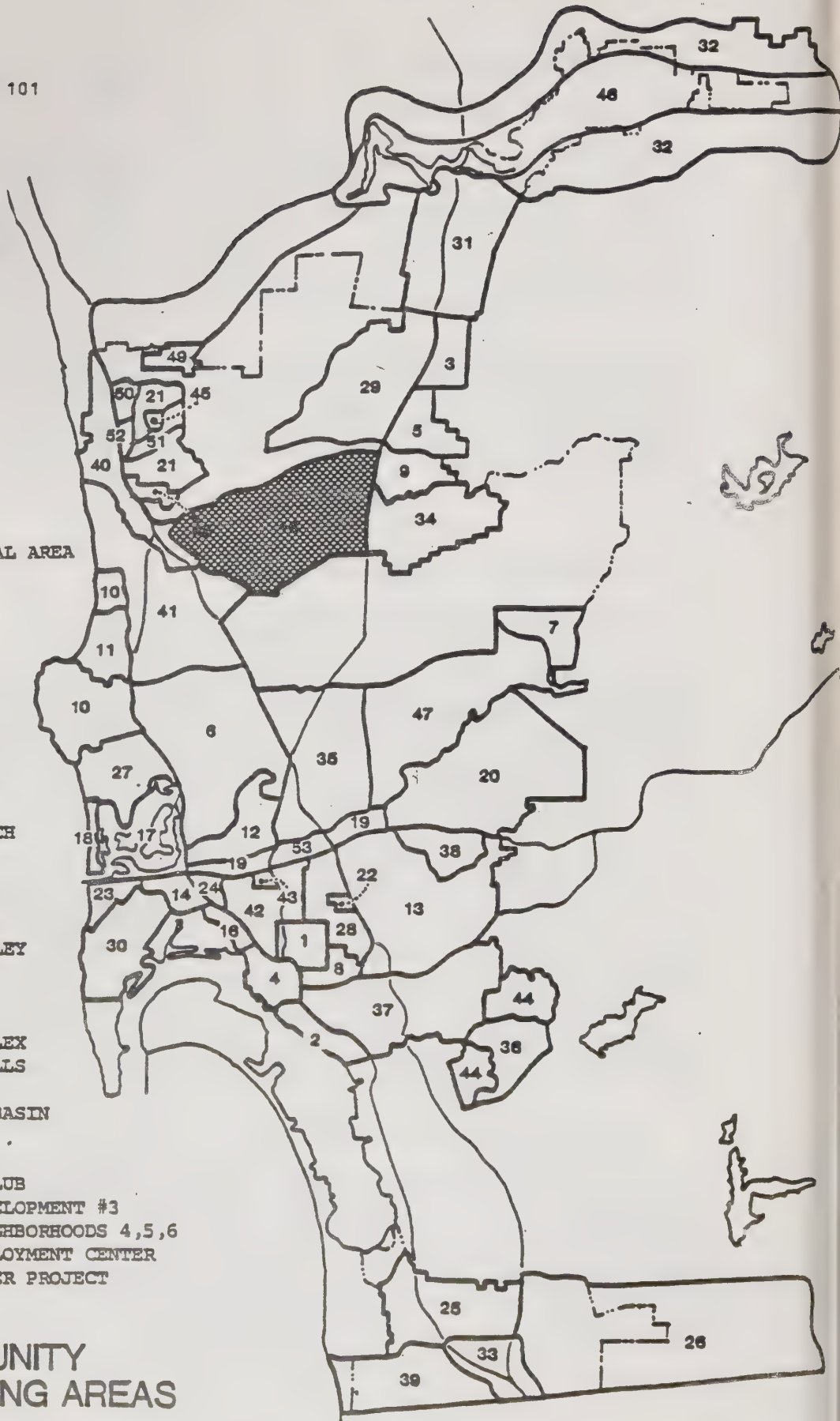
According to the Community Plan, between 1969 and 1980 Mira Mesa grew from a few scattered farms to a community of approximately 37,600 persons in 11,500 dwelling units. Residential development is concentrated in the northern and eastern portions. The Community Plan identified single family detached housing as the predominant residential land use in Mira Mesa. In 1980, there were 9,970 single family detached residences. Most of the existing single family housing was on a minimum lot size of 5,000 square feet. Additional housing was provided by two cluster developments governed by Planned Residential development permits. Two mobile home parks provided a total of 286 housing units. Construction had recently been completed on several apartment and condominium projects, comprising approximately 1,900 units. Of the approximately 360 acres zoned for multi-family development, 247 acres were vacant. In 1980, there was a total of 2,080 multi-family dwelling units. In 1980, the net residential density for Mira Mesa was approximately 8.1 dwelling units per acre.

2. Growth Management Objectives of the Plan

The Mira Mesa Community Plan and Local Coastal Program was developed to accommodate approximately 78,500 persons living in about 24,500 dwelling units in 1995. This condition would represent a nominal doubling of both the 1980 population and total dwelling units. The Community Plan proposed the following five density ranges to accommodate this degree of development:

FIGURE 1

1. BALBOA PARK
2. BARRIO LCGAN/HARBOR 101
3. RANCHO CARMEL
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
16. PACIFIC HIGHWAY
17. MISSION BAY
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
22. NORTH PARK COMMERCIAL AREA
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UNIVERSITY
42. UPTOWN
43. UPTOWN MEDICAL COMPLEX
44. SKYLINE-PARADISE HILLS
45. CARMEL VALLEY
46. SAN DIEGUITO RIVER BASIN
47. TIERRASANTA
48. SORRENTO HILLS
49. FAIRBANKS COUNTRY CLUB
50. NORTH CITY WEST DEVELOPMENT #3
51. NORTH CITY WEST NEIGHBORHOODS 4,5,6
52. NORTH CITY WEST EMPLOYMENT CENTER
53. FIRST SAN DIEGO RIVER PROJECT



**COMMUNITY
PLANNING AREAS**
PLANNING DEPARTMENT
CITY OF SAN DIEGO, CALIFORNIA

- a.) Medium: This range comprises the highest density category proposed for use in Mira Mesa. This classification allows between 30 and 43 dwelling units per acre. Approximately 216 acres were allocated to this category. This acreage will accommodate 4,900 units and a resulting population of approximately 15,550 persons.
- b.) Medium Low: This intermediate intensity of development permits between 15 and 29 dwelling units per acre. This category was intended to provide for clustered multi-family development on relatively large lots. Approximately 62 acres were designated for this use in the Community Plan. This should accommodate about 1,364 dwelling units inhabited by approximately 4,365 residents.
- c.) Low Medium: This limitation permits 10 to 14 dwelling units per acre, allowing multi-family development in the form of duplexes, apartments, and townhouses. A total of 233 acres were allocated to this category. These lands will accommodate approximately 2,900 housing units and an anticipated population of nearly 9,132 persons.
- d.) Low: This range restricts development to between 5 and 9 dwelling units per acre. The Community Plan assigned 1,973 acres to this category. This acreage will accommodate approximately 12,485 housing units and a resultant population of roughly 39,952.
- e.) Very Low: This limitation restricts development to between 0 and 4 units per acre. Approximately 1,135 acres have been allocated to this range. This land area will accommodate roughly 2,900 housing units with a potential population of approximately 9,280 persons.

These density proposals dedicated a total of 3,108 acres to single family detached housing and 430 acres to multi-family housing. The residential land use density proposals are summarized in Table 1:

Table 1
Distribution of Residential Densities

	<u>Density</u>	<u>Acres</u>	<u>Dwelling Units</u>	<u>Population</u>
1.	Very Low (0-4)	1,135	2,900*	9,280
2.	Low (5-9)	1,973	12,485	39,952
3.	Low-Medium (10-14)	233	2,910	9,312
4.	Medium-Low (15-29)	62	1,364	4,365
5.	Medium (30-43)	135	4,860	15,552
	Total	3,538	24,519	78,461

*This minimum number could be exceeded depending upon the use of the seven dwelling per acre Planned Residential Development density alternative in designated subareas fronting Penasquitos Regional Park (see "Urban Design" Element).

The spatial distribution of these density ranges is illustrated by Figure 2.

C. ADEQUACY OF COMMUNITY FACILITIES

1. Parks and Recreation

a. Existing Facilities







By 1979, there were only three neighborhood parks in Mira Mesa. These were Mesa Verde Park, Winterwood Lane Park and Mesa Viking Park. Initial construction on the Mira Mesa East Community Park and Recreation Center was completed in 1977. Final park improvements on this 19 acre site were scheduled for completion by 1982. At the time of the Community Plan, the city had acquired two additional neighborhood park sites.

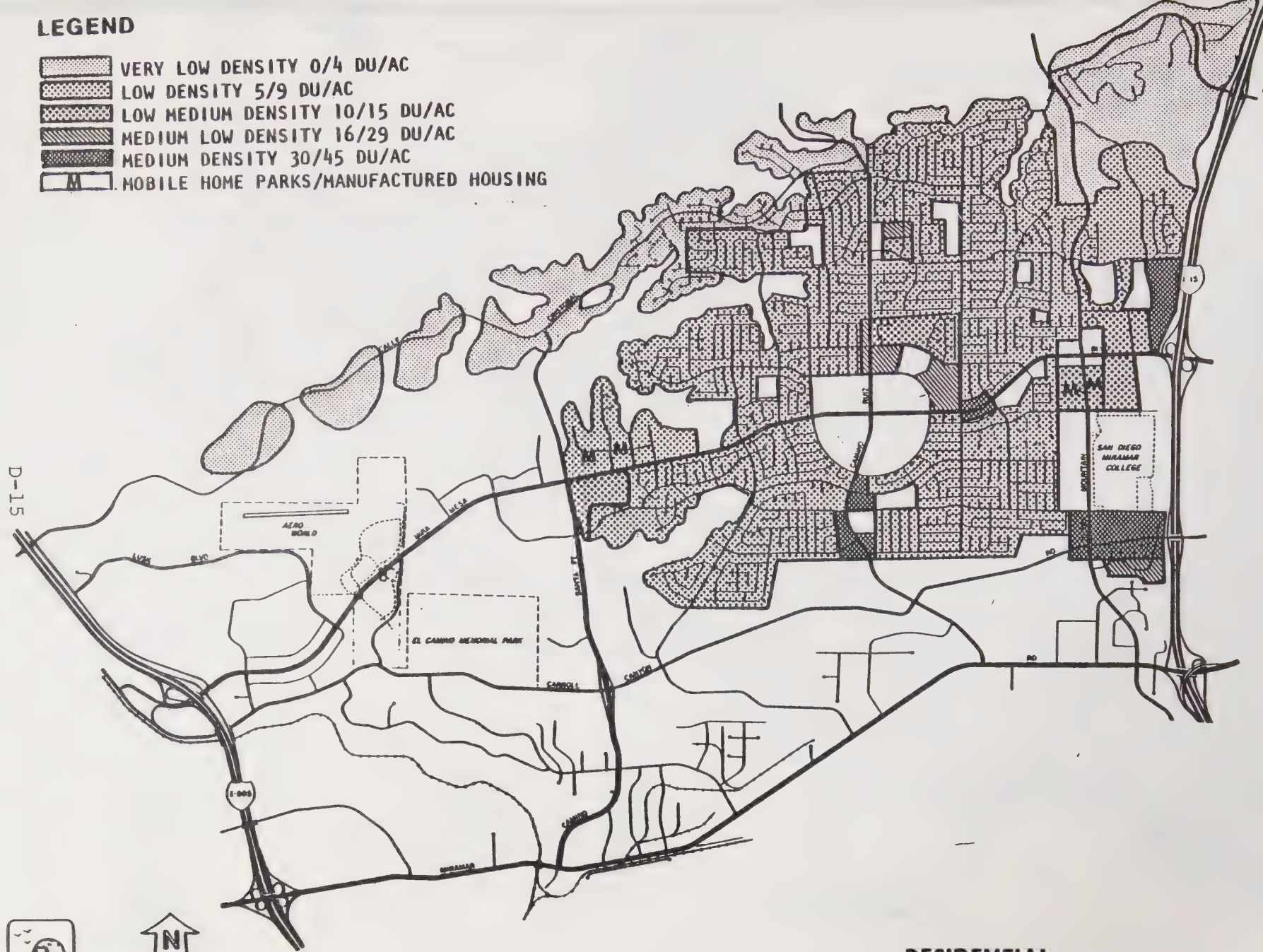
b. Adequacy of the Facilities

According to the Community Plan, in 1979 the 37,500 people residing in Mira Mesa were inadequately served by recreational facilities. Based upon the General Plan standards (which require a minimum of one five acre neighborhood park for a service area of 3,000 to 5,000 people), Mira Mesa should have a minimum of seven neighborhood parks to serve the area.

The Community Plan asserts that in addition to the existing and future neighborhood parks, the community will need at least one and probably two more community parks. The existing, proposed and recommended facilities are shown in Figure 3. In addition to these facilities, there is the opportunity to create a resource based park in Mira Mesa. The Community Plan also notes the proximity of Mira Mesa to the Los Pequitos Canyon Preserve, which may be developed as a regional park by the City of San Diego.

LEGEND

-  VERY LOW DENSITY 0/4 DU/AC
-  LOW DENSITY 5/9 DU/AC
-  LOW MEDIUM DENSITY 10/15 DU/AC
-  MEDIUM LOW DENSITY 16/29 DU/AC
-  MEDIUM DENSITY 30/45 DU/AC
-  MOBILE HOME PARKS/MANUFACTURED HOUSING



RESIDENTIAL

MIRA MESA COMMUNITY PLAN

Figure 2

LEGEND

RESIDENTIAL



COMMERCIAL

REC RECREATIONAL

C COMMUNITY

N NEIGHBORHOOD

S SPECIALIZED

O F OFFICE

V VISITOR

INDUSTRIAL



INSTITUTIONS

E ELEMENTARY SCHOOL

JH JUNIOR HIGH SCHOOL

HS SENIOR HIGH SCHOOL

L LIBRARY

▲ FIRE STATION

● PUBLIC

OTHER

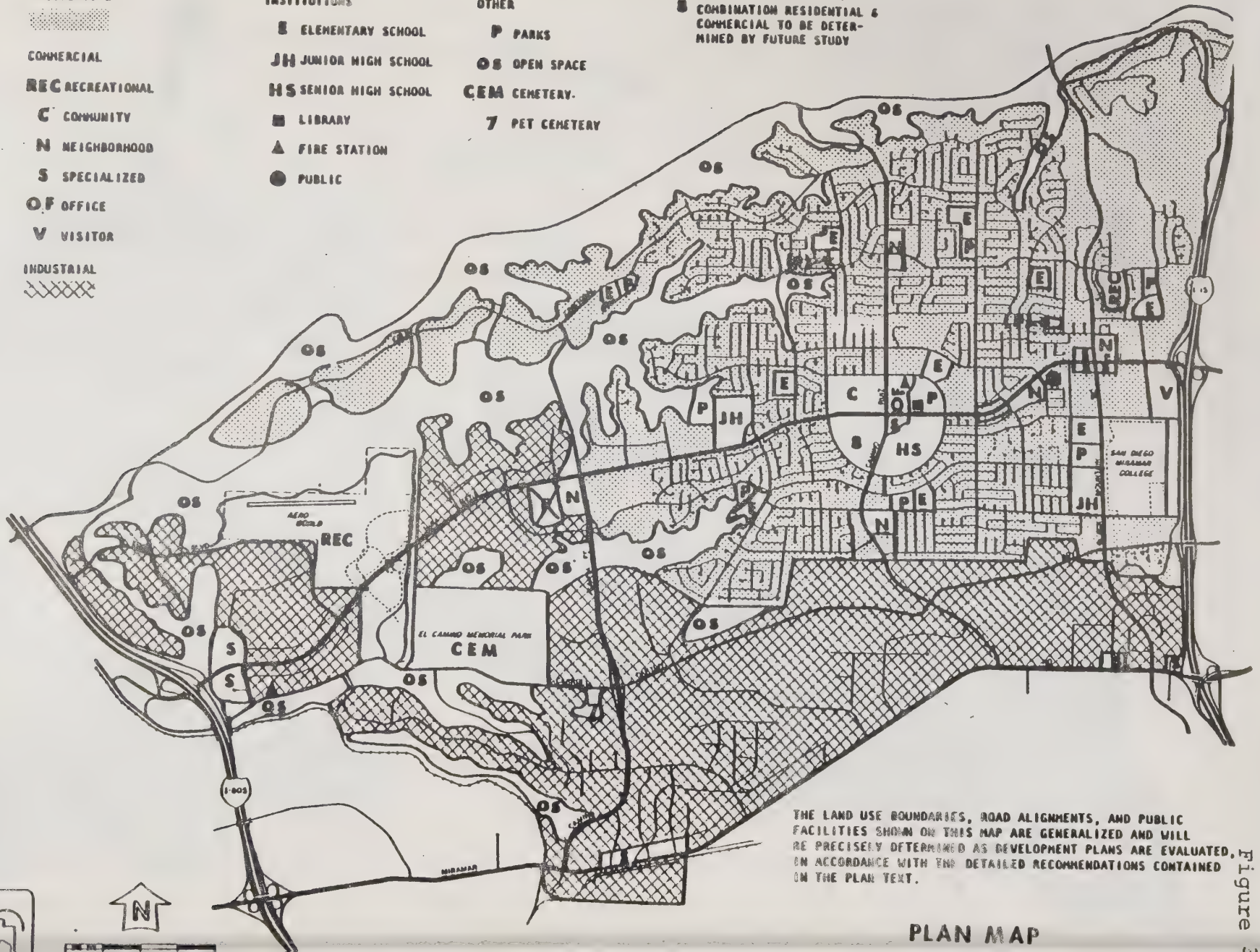
P PARKS

OS OPEN SPACE

CEM CEMETERY

7 PET CEMETERY

8 COMBINATION RESIDENTIAL & COMMERCIAL TO BE DETERMINED BY FUTURE STUDY



THE LAND USE BOUNDARIES, ROAD ALIGNMENTS, AND PUBLIC FACILITIES SHOWN ON THIS MAP ARE GENERALIZED AND WILL BE PRECISELY DETERMINED AS DEVELOPMENT PLANS ARE EVALUATED, IN ACCORDANCE WITH THE DETAILED RECOMMENDATIONS CONTAINED ON THE PLAN TEXT.

PLAN MAP

The Community Plan area has been divided into thirteen park service districts. When development occurs within a park district, developers pay a fee into a fund which can only be used for park purposes within that district. Park construction will commence only when sufficient funds have been accumulated.

2. Libraries

a. Existing Facilities

In 1981, Mira Mesa had one branch library. The 8,000 square foot facility had been opened in 1977. The library had approximately 23,000 books, and was designed to accommodate up to 30,000 volumes. The location of the library is illustrated in Figure 3.

b. Adequacy of Facilities

According to the Community Plan, from the start of construction activity until the present, Mira Mesa has suffered from a lack of adequate public facilities. The Community Plan did not indicate any plans for a new library facility.

3. Fire Service

a. Existing Facilities

The Community Plan identified one fire station which served the Mira Mesa Community. The existing fire station is in the eastern portion of the area near Camino Ruiz. Its location is shown in Figure 3.

b. Adequacy of Facilities

According to the Community Plan, the response time for all areas of Mira Mesa is now under six minutes. The Community Plan proposed that another fire station should be located in the western portion of the community. The location of the proposed fire station is shown in Figure 3.

4. Schools

a. Existing Facilities

As of January 1979, there were five permanent and one portable elementary schools in Mira Mesa. One additional elementary school (Maddox) was under construction. The total enrollment at these facilities was 5,377 students. The 1979 enrollments were as follows:

Permanent

Mason: 943

Walker: 1,111

Ericson: 1,289

Sandburg: 867

Hickman: 731

Temporary

Breen: 436

In addition, in 1979 the community had one high school (Mira Mesa) and one junior high school (Wagenheim). The enrollment at these schools were 2,457 and 1,542 respectively. All of the schools in Mira Mesa are using portable facilities to supplement the core facilities.

b. Adequacy of Facilities

According to the Community Plan, the use of existing school facilities will have to be maximized to preclude the overcrowding resulting from new development. The plan proposed that in order to meet future demands, the Mira Mesa community will need a total of ten elementary schools two junior high schools, and one senior high school. The locations of these proposed facilities are indicated in Figure 3.

5. Transportation and Circulation

a. Existing Facilities

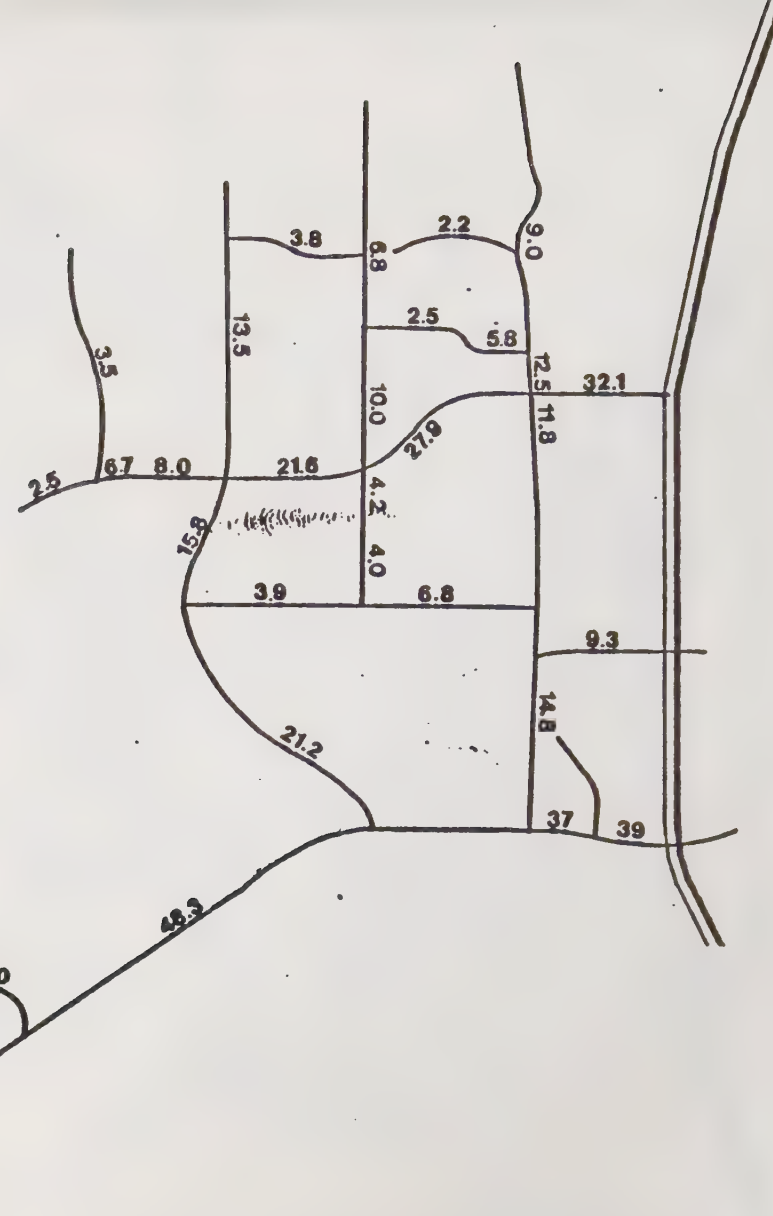
The Community Plan identified five types of streets in the community network: freeways, primary arterials, major streets, collector streets and local streets. The 1980 traffic volumes in Mira Mesa are shown in Figure 4.

According to the Community Plan, two San Diego Transit Corporate bus routes served the Mira Mesa Community: Route 20 and Route 21. This existing transit service is illustrated in Figure 5.

b. Adequacy of Facilities

The Community Plan did not expressly evaluate the adequacy of the existing road network. Figure 6 illustrates the 1995 street classifications in the community. The forecasted 1995 traffic volumes are shown in Figure 7.

D-19



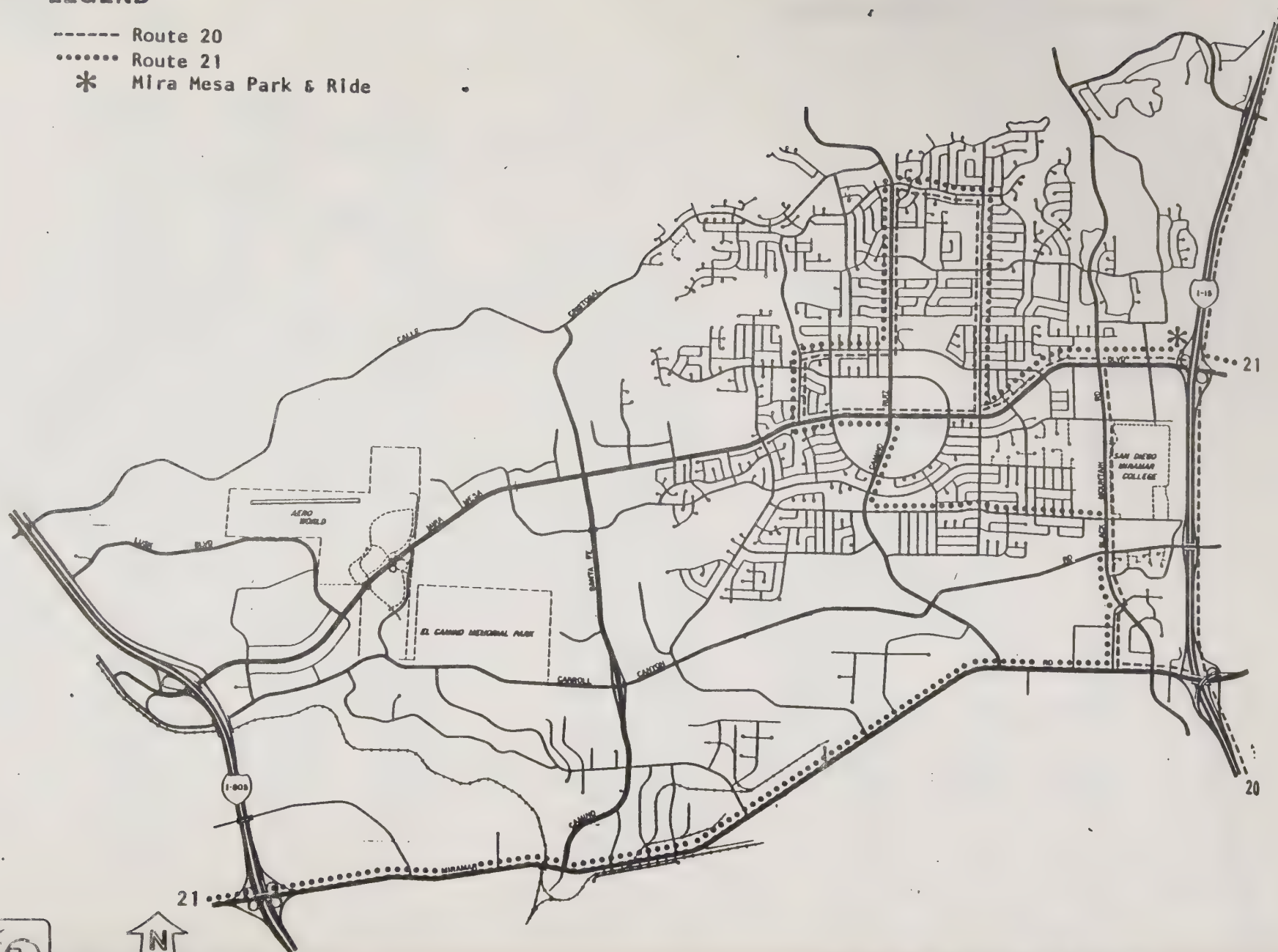
PLANNING DEPARTMENT

1980 AVERAGE DAILY TRIPS
(IN THOUSANDS)
MIRA MESA COMMUNITY PLAN

LEGEND

- Route 20
- Route 21
- * Mira Mesa Park & Ride









D-20



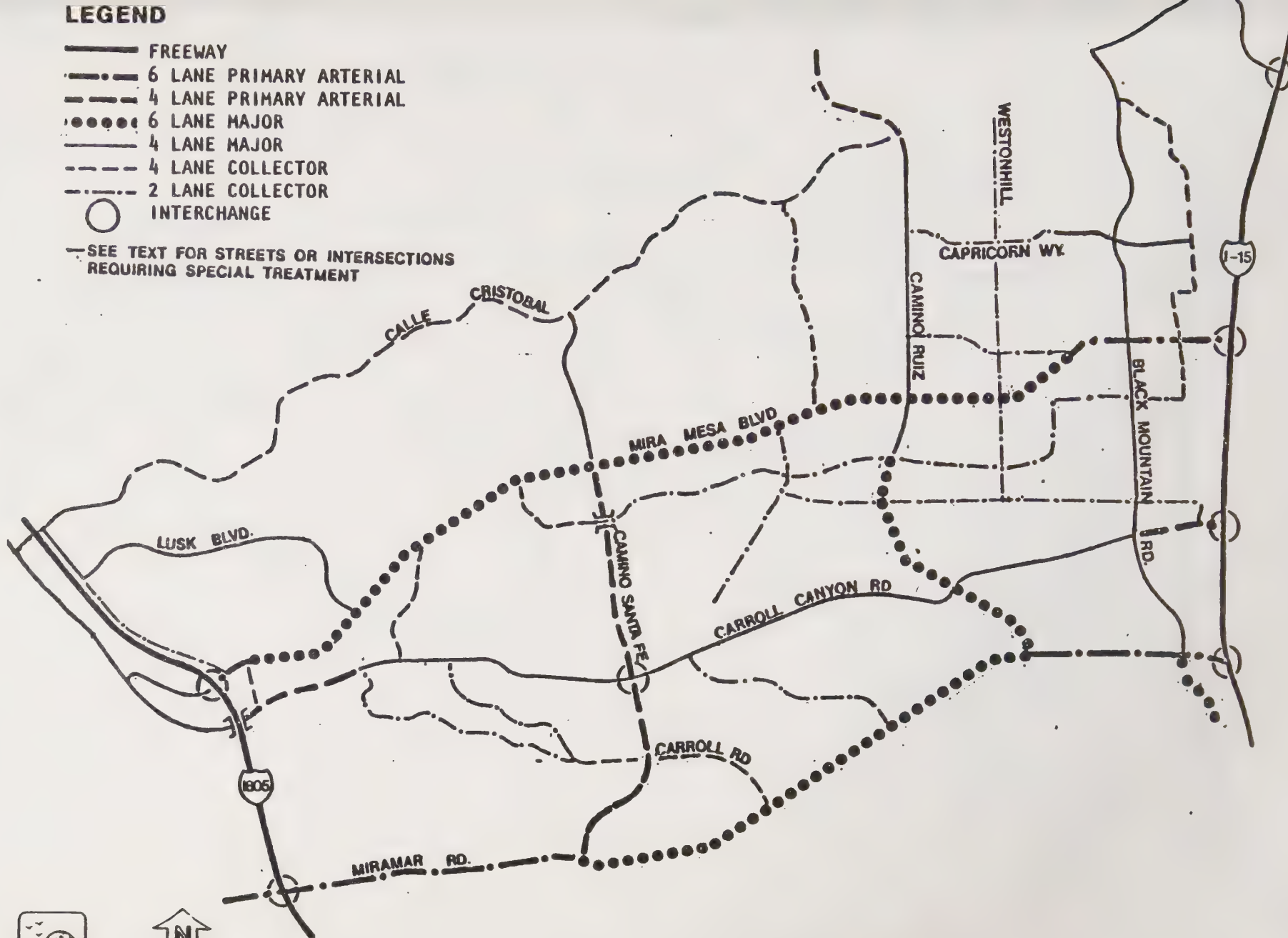
EXISTING TRANSIT SERVICE

Figure 5

LEGEND

-  FREEWAY
-  6 LANE PRIMARY ARTERIAL
-  4 LANE PRIMARY ARTERIAL
-  6 LANE MAJOR
-  4 LANE MAJOR
-  4 LANE COLLECTOR
-  2 LANE COLLECTOR
-  INTERCHANGE

— SEE TEXT FOR STREETS OR INTERSECTIONS
REQUIRING SPECIAL TREATMENT



PLANNING DEPARTMENT

1995 STREET CLASSIFICATION

MIRA MESA COMMUNITY PLAN

Figure 6



1995 FORECAST AVERAGE DAILY TRIPS
(IN THOUSANDS)

MIRA MESA COMMUNITY PLAN

Figure 7

6. Miscellaneous Facilities

The Mira Mesa Community Plan and Local Coastal Program made the following observations:

- A community bikeway system should be established.
- An additional 24 hour patrol car should be provided in order to maintain a quick and efficient police response time. Also, another police beat should be added in western Mira Mesa. As the population increases, a Mira Mesa community police station would be desirable.
- Mira Mesa does not have any hospital facilities in the planning area.

MID-CITY COMMUNITY PLAN

A. SCOPE OF THE PLAN

The Mid-City Community planning area is located three miles from downtown San Diego (Figure 1). The area is northeast of the central business district, east of Balboa Park, and south of Mission Valley. The 8,500 acre (13.25 square mile) planning area accounts for four percent of the City's total area.

The Mid-City Community Plan is a revision of the Mid-City Development Plan which was originally adopted by the City Council in August, 1965. The Mid-City Development Plan was amended by the City Council in October, 1970, incident to the Park Northeast Community Plan which encompassed an area formerly included by the Mid-City Development Plan. In January, 1974, the Mid-City planning area was amended again by the City Council adoption of the State University Area Plan. The Mid-City Community Plan was adopted in August, 1984.

B. POPULATION AND HOUSING ELEMENT

1. Existing Conditions Before the Plan

In 1980, 98,499 people lived in Mid-City. There was a total of 45,771 dwelling units.

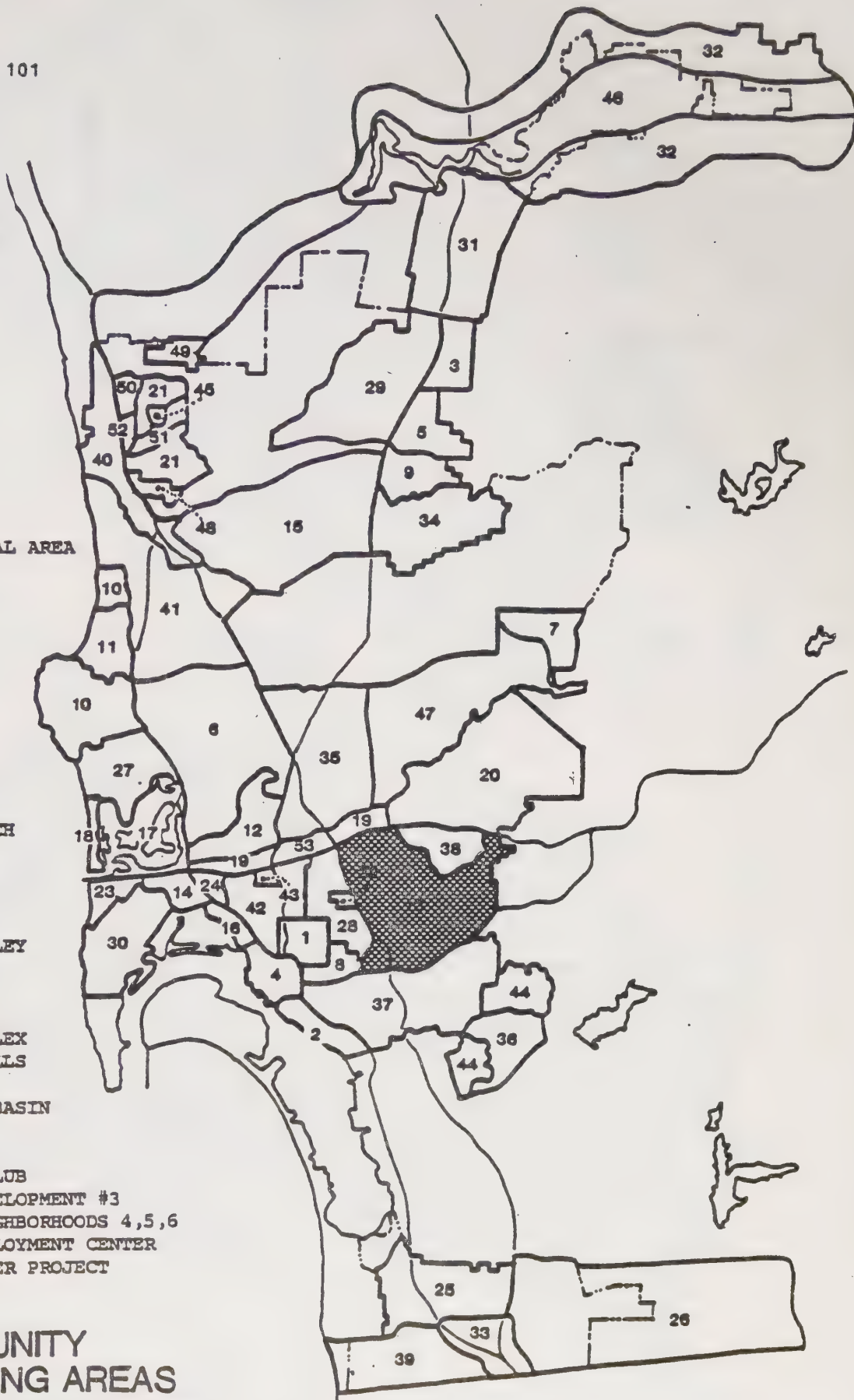
According to the Community Plan, the Mid-City community is one of the older residential and commercial areas in San Diego. The Community Plan identified three patterns of land use in the planning area. The western portion was originally developed between 1910 and 1930. This portion of the community was characterized by a grid complex of streets with wide areas of medium density single family dwellings. The street pattern east of 54th Street was more curvilinear, with development dating from the post World War II era. This area was characterized by low density residential development and several commercial strips. The area between and bordering the commercial strips has been in transit from single family residences to apartment type structures.

The population and housing distribution throughout the area can be evaluated in terms of eight neighborhoods. These neighborhoods are depicted in Figure 2. The pre-plan population and housing distributions in each of the neighborhoods are described below:

- a.) Normal Heights: Normal Heights is located in the north west portion of Mid-City. The area encompasses approximately 900 acres (650 not including streets). According to the Community Plan, the 1980 total population in the area was approximately 13,300 persons. The northern half of the community consists of predominantly single family homes and duplexes, with the exception of a few multi-family residences. The southern half of the community has undergone transition from single family to multi-family residences over the last twenty years. In 1980, there were 7,000 housing units. The residential density was 20 people per net acre, one of the highest in Mid-City. Figure 3 illustrates the pre-plan land use.
- b.) Kensington: The Kensington neighborhood consists of approximately 600 acres (500 not including streets). The 1980 population was approximately 5,900 persons. The neighborhood consists predominantly of single family dwellings, although there is some multi-family development in the southern part. In 1980, there were 2,900 housing units. The residential density of 12 people per acre was one of the lowest in Mid-City. The pre-plan land use for Kensington is illustrated in Figure 3.
- c.) Talmadge: The Talmadge neighborhood encompasses roughly 600 acres (450 not including streets). The 1980 population was 6,100 persons living in a total of 3,300 housing units. The overall population density of 12 persons per acre was among the lowest in Mid-City. The housing is largely single family, but some multi-family units are located along the southern boundary of the area. The neighborhood land use prior to the adoption of the Community Plan is illustrated in Figure 4.
- d.) The Corridor: The Corridor is a strip of mixed residential development which covers about 800 acres (550 net acres). The 1980 population was 16,400 persons. The

FIGURE 1

1. BALBOA PARK
2. BARRIO LOGAN/HARBOR 101
3. RANCHO CARMEL
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
16. PACIFIC HIGHWAY
17. MISSION BAY
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
22. NORTH PARK COMMERCIAL AREA
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UNIVERSITY
42. UPTOWN
43. UPTOWN MEDICAL COMPLEX
44. SKYLINE-PARADISE HILLS
45. CARMEL VALLEY
46. SAN DIEGUITO RIVER BASIN
47. TIERRASANTA
48. SORRENTO HILLS
49. FAIRBANKS COUNTRY CLUB
50. NORTH CITY WEST DEVELOPMENT #3
51. NORTH CITY WEST NEIGHBORHOODS 4,5,6
52. NORTH CITY WEST EMPLOYMENT CENTER
53. FIRST SAN DIEGO RIVER PROJECT



**COMMUNITY
PLANNING AREAS**
PLANNING DEPARTMENT
CITY OF SAN DIEGO, CALIFORNIA



- A • NORMAL HEIGHTS
- B • KENSINGTON
- C • TALMADGE
- D • CORRIDOR
- E • CITY HEIGHTS
- F • CHOLLAS CREEK
- G • OAK PARK
- H • ROLANDO



MID-CITY • NEIGHBORHOODS
 PLANNING DEPARTMENT • CITY OF SAN DIEGO

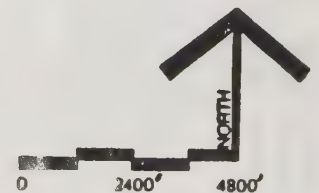






Figure 2

Figure 3




RESIDENTIAL

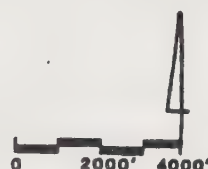
-  SINGLE FAMILY
-  TWO FAMILY
-  MULTIFAMILY

-  COMMERCIAL

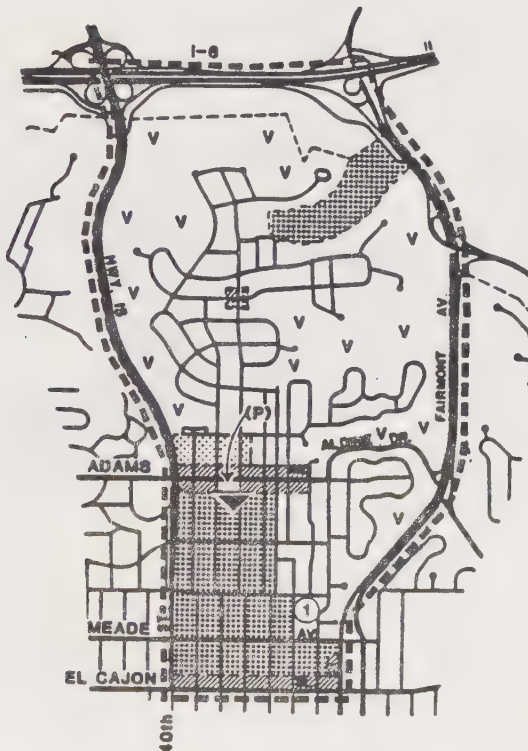
INSTITUTIONAL

- ① SCHOOLS
1 JOHN ADAMS ELEMENTARY
- ◆ FIRE STATION




-  PARKS
- V VACANT



EXISTING LAND USE
MID-CITY Normal Heights
PLANNING DEPARTMENT • CITY OF SAN DIEGO



RESIDENTIAL

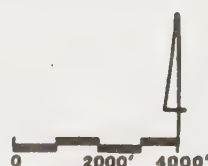
-  SINGLE FAMILY
-  TWO FAMILY
-  MULTIFAMILY

-  COMMERCIAL

INSTITUTIONAL

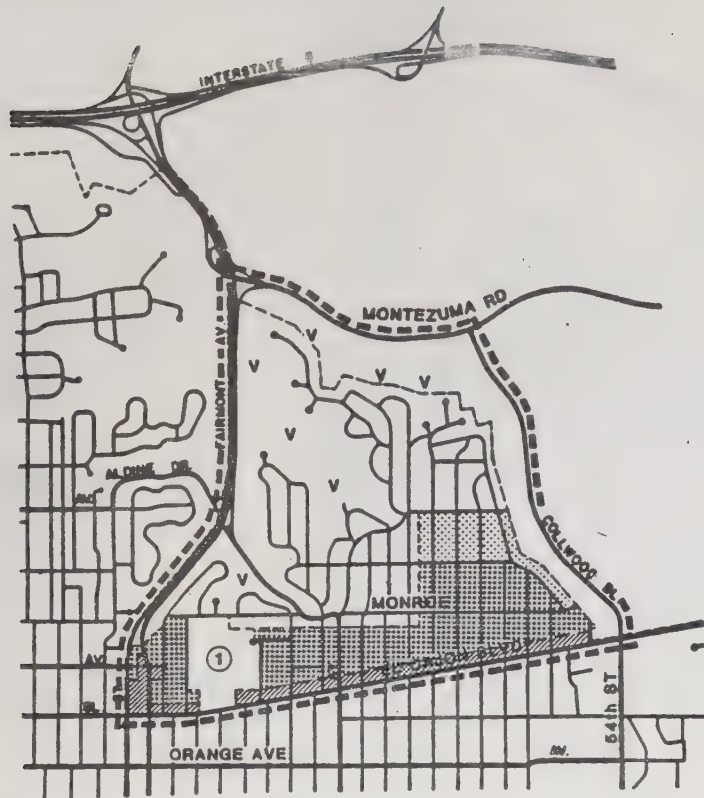
- ① SCHOOLS
1 FRANKLIN ELEMENTARY
- ▼ LIBRARY

-  PARKS
- V VACANT






EXISTING LAND USE
MID-CITY Kensington
PLANNING DEPARTMENT • CITY OF SAN DIEGO

Figure 4




RESIDENTIAL

-  SINGLE FAMILY
-  TWO FAMILY
-  MULTIFAMILY

-  COMMERCIAL

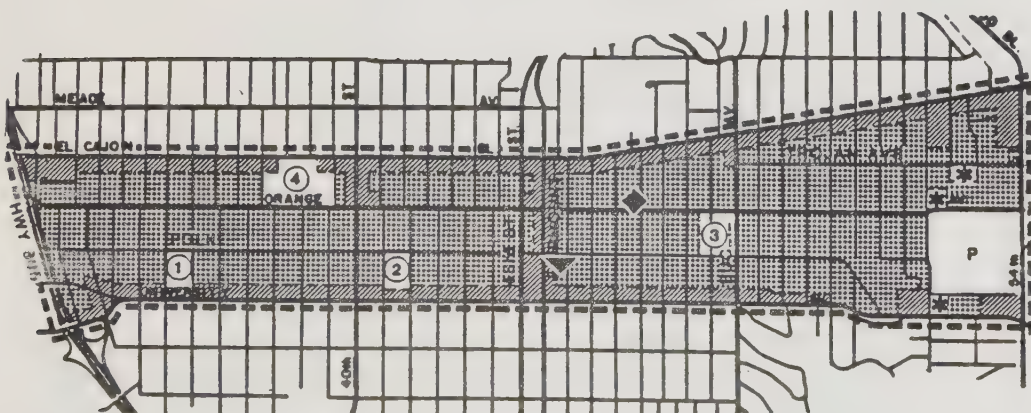
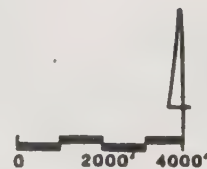
INSTITUTIONAL

-  SCHOOLS
- 1 HOOVER HIGH

- V VACANT




EXISTING LAND USE
MID-CITY Talmadge
PLANNING DEPARTMENT • CITY OF SAN DIEGO



RESIDENTIAL

-  MULTIFAMILY
-  COMMERCIAL

INSTITUTIONAL

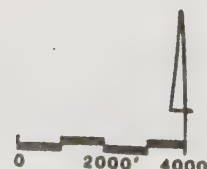
-  SCHOOLS
- 1 EDISON ELEMENTARY
- 2 CENTRAL ELEMENTARY
- 3 EUCLID ELEMENTARY
- 4 WILSON JR. HIGH

- * OTHER
- ◆ FIRE STATION
- ▼ LIBRARY

-  PARKS



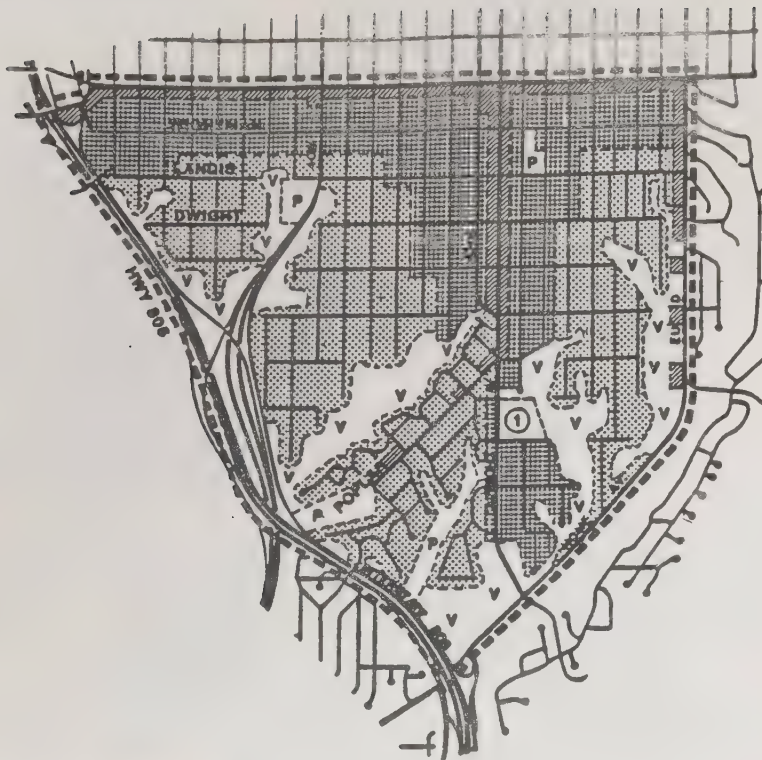
EXISTING LAND USE
MID-CITY Corridor
PLANNING DEPARTMENT • CITY OF SAN DIEGO





majority of the 8,500 dwelling units were apartments and condominiums. One half of the housing units were multi-family. Virtually all the blocks are combinations of mixed single family residences, small multi-family structures, and larger housing complexes. The residential density of 31 people per acre was one of the highest in Mid-City, almost double the planning area average of 16. The existing land prior to adoption of the Community Plan is illustrated in Figure 4.

- e.) City Heights: The City Heights neighborhood encompasses approximately 1,100 acres of land (750 not including streets). The 1980 population was 18,000 persons. The majority of the 8,000 dwelling units were two family residences, apartments land condominiums, the area population density of roughly 24 persons per net acre was one of the highest in Mid-City. The pre-plan land use is illustrated in Figure 5.
- f.) Chollas Creek: The Chollas Creek subarea consists of a number of disconnected areas which are not part of any recognizable area. The 1,200 acre area (950 net acres) is composed of semi-isolated tracts of single family housing, multi-family housing, a mobile home park, and vacant lands along Chollas Creek. In 1980 there was a total of 4,300 dwelling units. Three quarters of these were single family residences. The 1980 population was 10,700 residents. The overall density was 11 people per net acre. The land use in Chollas Creek before the Plan is illustrated in Figure 5.
- g.) Oak Park: The Oak Park community encompasses 12,000 acres, 700 of which are used for residential and business purposes. The 1980 population was 9,100 residents. In 1980 there were 3,800 dwelling units, the majority of which were single family dwellings. The residential density was 11 persons per acre. The pre-plan use is illustrated in Figure 6.

Figure 5



RESIDENTIAL



-  TWO FAMILY
-  MULTIFAMILY

-  COMMERCIAL

INSTITUTIONAL

- ① SCHOOLS

1 HAMILTON ELEMENTARY

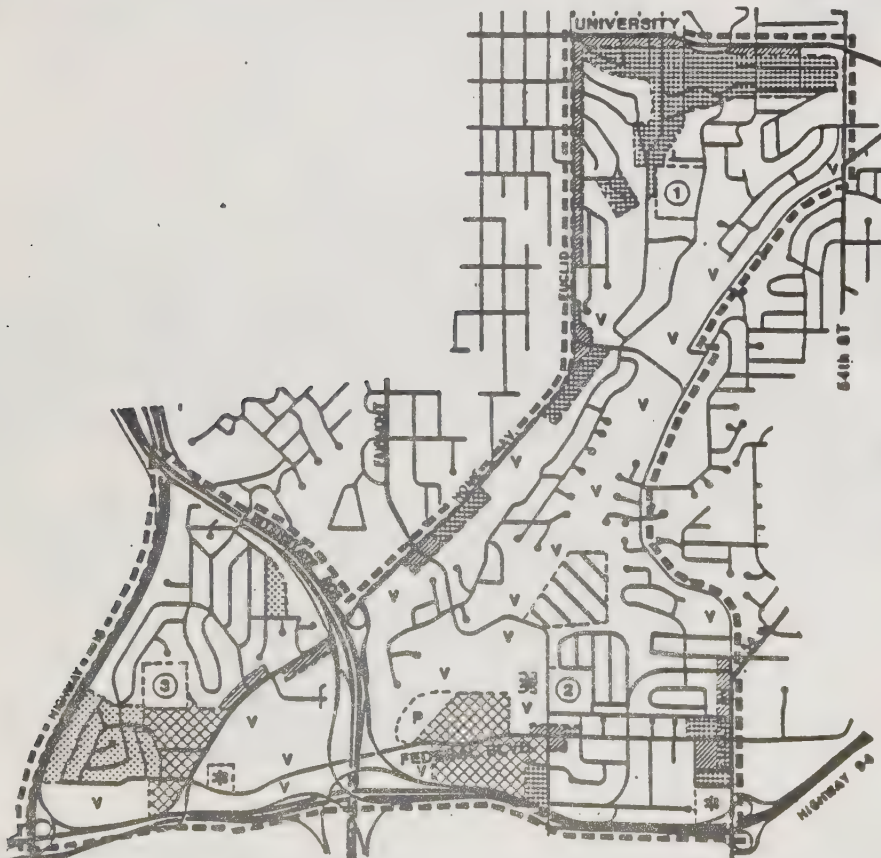
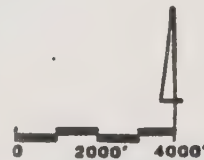
-  PARKS
-  VACANT







EXISTING LAND USE

MID-CITY City Heights


PLANNING DEPARTMENT • CITY OF SAN DIEGO



RESIDENTIAL

-  SINGLE FAMILY
-  TWO FAMILY
-  MULTIFAMILY
-  MOBILE HOME PARK

-  COMMERCIAL

-  INDUSTRIAL

INSTITUTIONAL



- ③ SCHOOLS

1 MARSHALL ELEMENTARY

2 WEBSTER ELEMENTARY

3 ROMAN ELEMENTARY

- * OTHER

-  PARKS
-  VACANT



EXISTING LAND USE

MID-CITY Chollas Creek

PLANNING DEPARTMENT • CITY OF SAN DIEGO

D-32

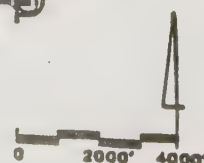
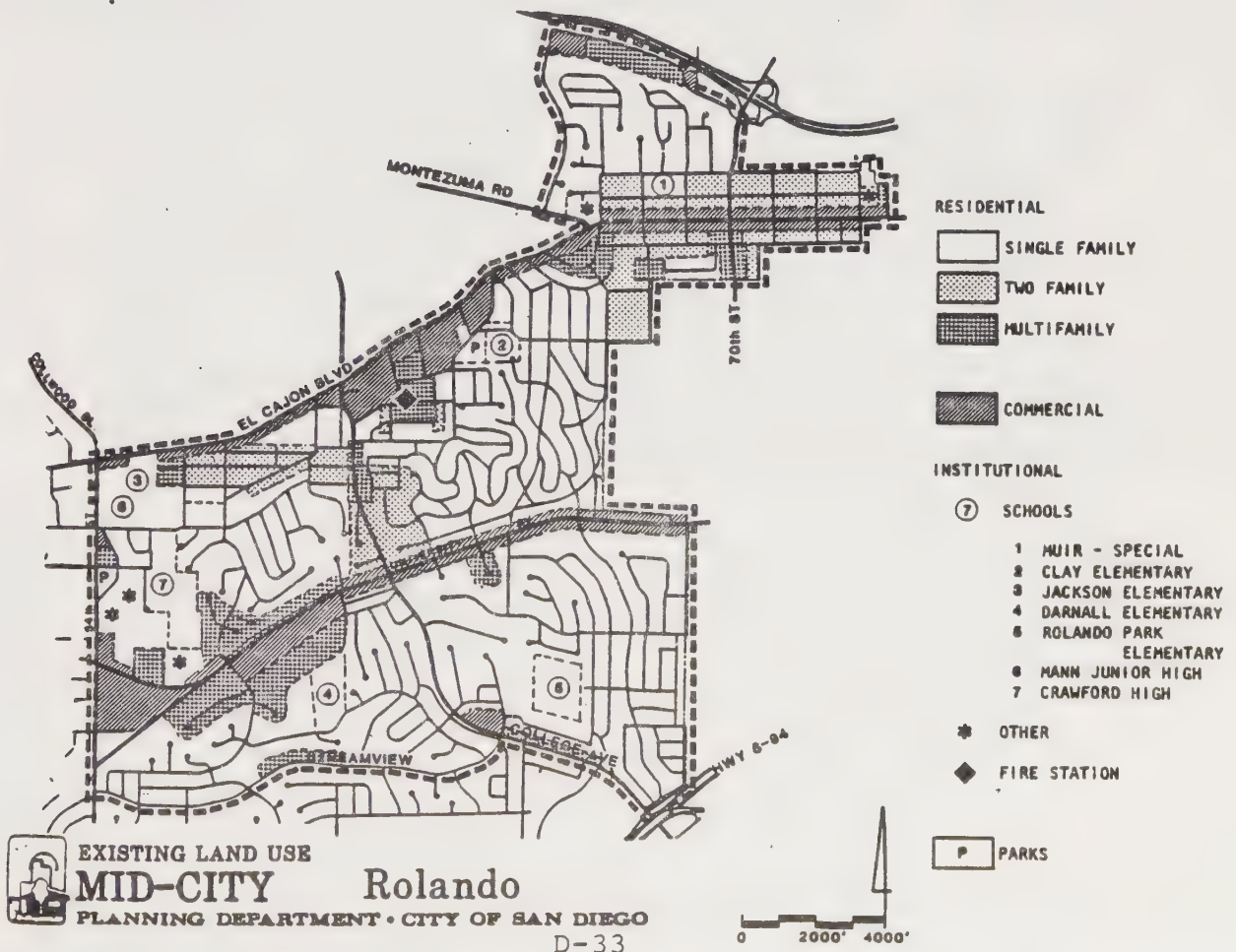
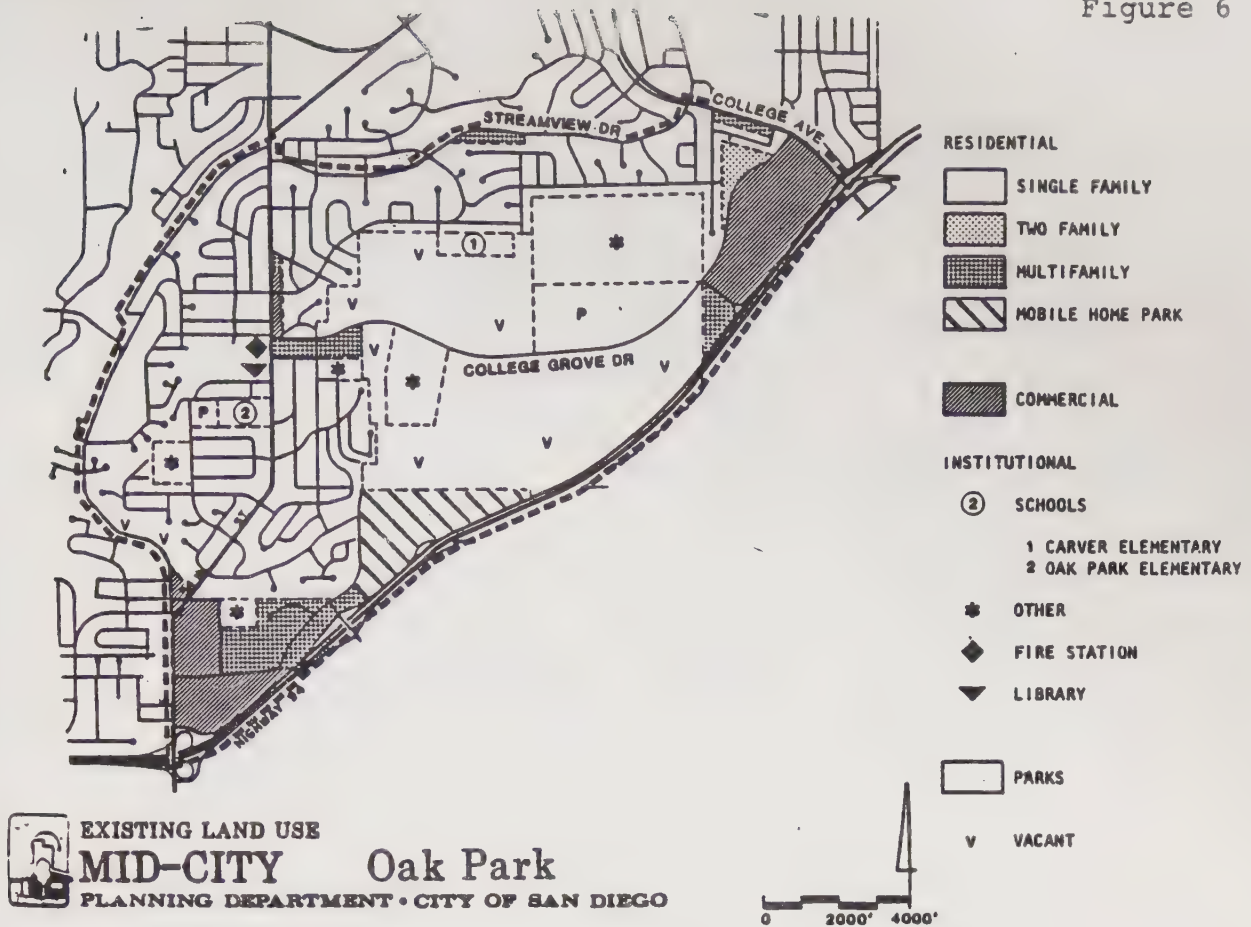


Figure 6



h.) Rolando: The 1,800 acre (1,400 net acres) Rolando neighborhood is located in the north-east part of the Mid-City planning area. The 1980 population was 16,100. The majority of the 7,100 1980 housing units were single family residences. In addition, there were scattered areas of multi-family housing. The pre-plan land use is illustrated in Figure 6.

The approximate 1980 acreage, population and number of housing units for the Mid-City area are tabulated below:

Table 1
Mid-City 1980 acreage, Population and Housing Units

Neighborhood	Acreage		Dwelling Units			Population
	Total	Net	Total	%SF	%MF	
Normal Heights	900	650	7,000	.62	.38	13,300
Kensington	600	500	2,900	.84	.16	5,900
Talmadge	600	450	3,300	.71	.29	6,100
Corridor	800	550	8,500	.49	.51	16,400
City Heights	1,100	750	8,000	.73	.27	18,000
Chollas Creek	1,200	950	4,300	.75	.25	10,700
Oak Park	1,200		3,800	.69	.31	9,100
Rolando	1,800	1,400	7,100	.74	.26	16,100
Approximate Mid-City Total	8,200		44,900			95,600

The spatial distribution of residential development for the entire Mid-City area is summarized in Figure 7. Table 2 indicates the number of housing units by structure type, (based on the 1980 census):

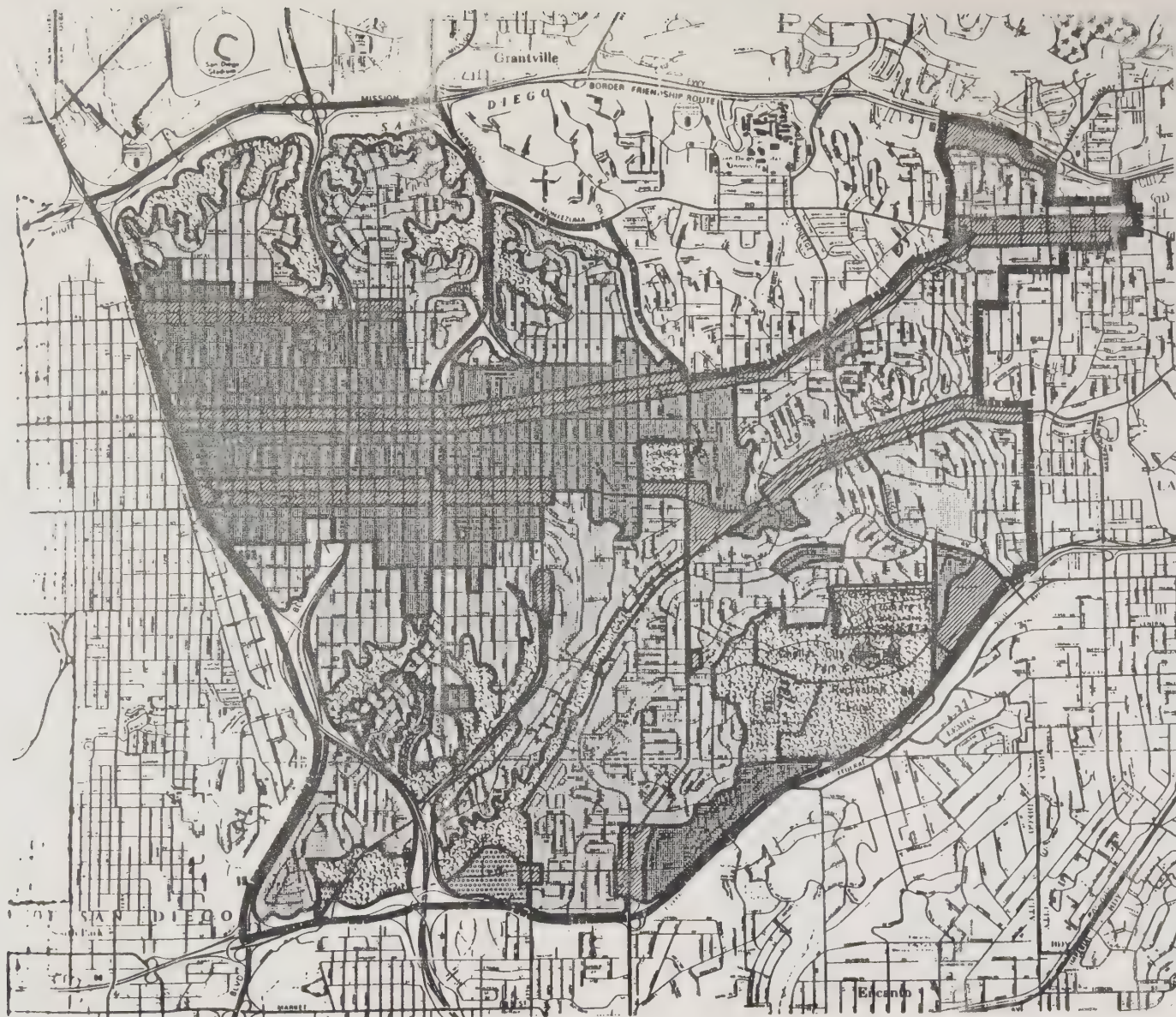
Table 2
1980 Housing Units by Structure Type






TYPE	TOTAL UNITS	% of TOTAL
Single Family Detached	23,376	52
Single Family Attached	2,062	5
Duplex	1,808	4
3 & 4 Units	2,329	5
5+ Units	15,025	33
Mobile Homes	473	1
TOTAL	45,073	100

2. Growth Management Objectives of the Plan

The Mid-City Community Plan proposed six residential density units to guide development in the planning area. These density guidelines are summarized below:

- a.) Very High: This intensity of development (75 to 108 du/acre) would be permitted through Planned Residential or Planned Commercial Development processes in specially designated areas. The permittal of such an intensity of development will be predicated upon the incorporation of special design features in the development projects.
- b.) High: This designation will allow from 45 to 75 dwelling units per acre. Approval of this intensity of development requires the satisfaction of the density bonus criteria described in the Urban Design Element of the Community Plan.
- c.) Medium High: This density, also predicated upon the satisfaction of the density bonus criteria, will permit from 30 to 45 dwelling units per acre.



-  LOW DENSITY
-  MEDIUM DENSITY
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE

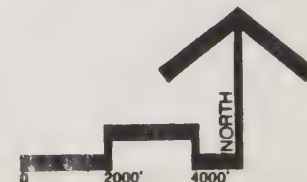


Figure 7



MID-CITY Existing Generalized Land Use
 PLANNING DEPARTMENT • CITY OF SAN DIEGO

- d.) Medium: This land use designation is intended to accommodate low-rise garden apartments. The permitted density will be from 15 to 30 dwelling units per acre.
- e.) Low Medium: This density designation (10-15 du/acre) is intended to allow duplexes or two free-standing units. The minimum lot size should be 6,000 square feet. Cottages removed from elsewhere should be located in these areas, provided zoning requirements are satisfied.
- f.) Low: This density classification allows development to between 5 and 10 dwelling units per acre. Development in these areas should be single family detached residences.

The spatial allocations of these densities in Mid-City vary considerably. Because of the diversity of the Mid-City Planning area, the particulars of the quantitative population and housing goals and the spatial distributions of these goals proposed in the Mid-City Community Plan are presented by individual neighborhoods in the following Tables and Figures.

Table 3

Mid-City Community Plan Population Projections 1990, 2000,
and Percent Change 1980-2000

Neighborhood	Year		Percent Change 1980-2000
	1990	2000	
Normal Heights	13,700	13,500	+ 2
Kensington	5,900	5,400	- 8
Talmadge	6,500	6,000	- 2
Corridor	20,000	21,000	+28
City Heights	19,600	21,000	+17
Chollas Creek	12,200	12,700	+19
Oak Park	12,300	14,000	+54
Rolando	16,100	16,100	0
Mid-City Total	106,300	109,700	+13

Table 4

Mid-City Community Plan Housing Projections 1990, 2000 and
Percent Change 1980-2000

Neighborhood	Year		Percent-Change 1980-2000
	1990	2000	
Normal Heights	7,600	8,200	+17
Kensington	3,100	3,300	+14
Talmadge	3,400	3,700	+12
Corridor	10,000	11,000	+29
City Heights	8,500	9,500	+19
Chollas Creek	4,700	5,100	+19
Oak Park	5,600	7,000	+84
Rolando	7,800	8,600	+21
Mid-City Total	50,700	56,400	+20

Table 5

Projected Distribution of Percent of Single Family and Multi-
Family Housing 1990-2000

Neighborhood	Year	
	1990	2000
Normal Heights	51	49
Kensington	73	27
Talmadge	55	45
Corridor	36	64
City Heights	61	39
Chollas Creek	70	30
Oak Park	53	47
Rolando	70	30

Figure 8



RESIDENTIAL	DU/AC
LOW	5-10
LOW MED	10-15
MED/MED HIGH	15-30/30-45

MED/HIGH 15-30/45-75

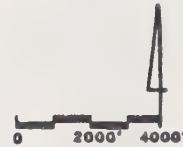
COMMERCIAL

GENERAL
 COMMERCIAL RESIDENTIAL W/VERY HIGH DENSITY OPTION (75-110)

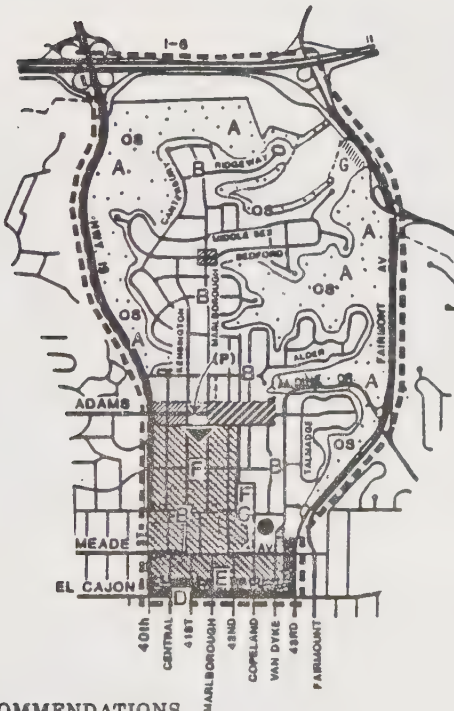
INSTITUTIONAL

SCHOOLS
 FIRE STATION

PARKS
 OPEN SPACE



LAND USE RECOMMENDATIONS
MID-CITY Normal Heights
 PLANNING DEPARTMENT • CITY OF SAN DIEGO



RESIDENTIAL	DU/AC
LOW	5-10
LOW MED	10-15
MED/MED HIGH	15-30/30-45
MED/HIGH	15-30/75-110

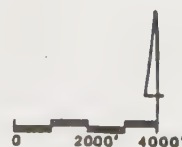
COMMERCIAL

GENERAL
 COMMERCIAL RESIDENTIAL MIX W/MED DENSITY OPTION
 COMMERCIAL RESIDENTIAL W/VERY HIGH DENSITY OPTION (75-110)

INSTITUTIONAL

SCHOOLS
 LIBRARY

PARKS
 OPEN SPACE

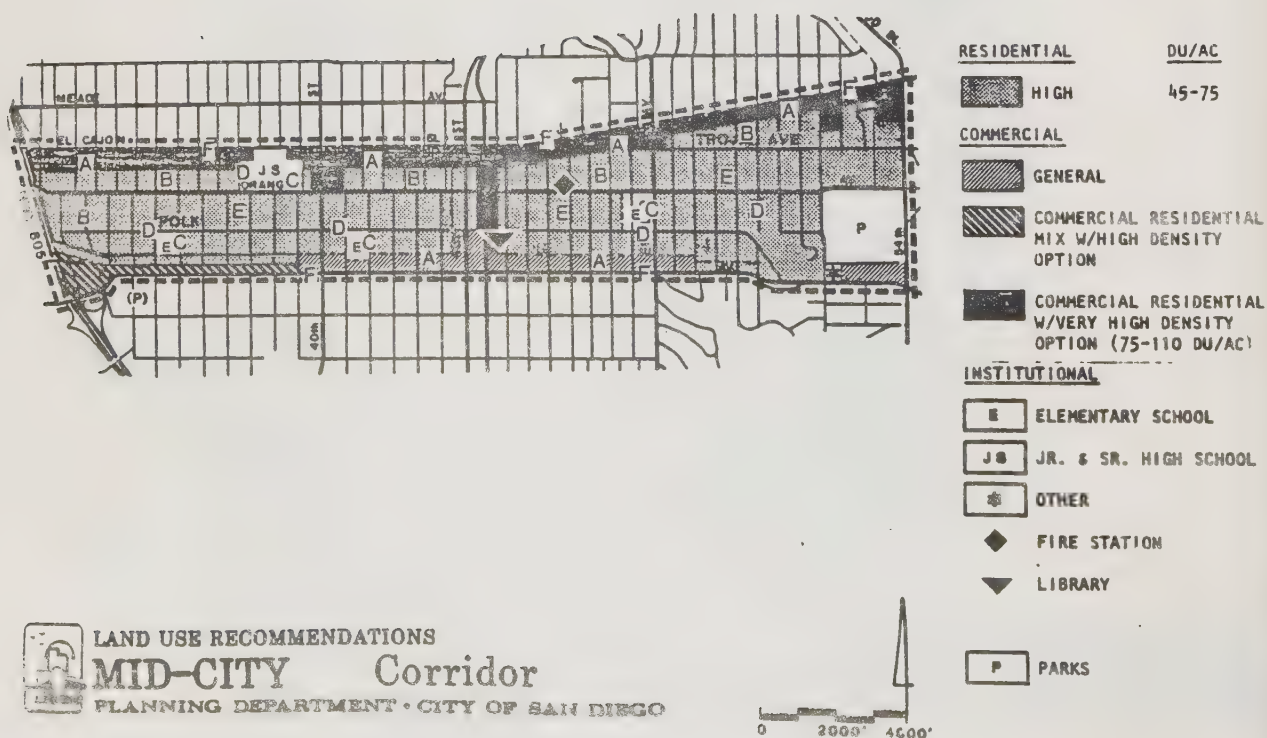


LAND USE RECOMMENDATIONS
MID-CITY Kensington
 PLANNING DEPARTMENT • CITY OF SAN DIEGO

Figure 9



LAND USE RECOMMENDATIONS
MID-CITY Talmadge
 PLANNING DEPARTMENT • CITY OF SAN DIEGO



LAND USE RECOMMENDATIONS
MID-CITY Corridor
 PLANNING DEPARTMENT • CITY OF SAN DIEGO



Figure 10



RESIDENTIAL

DU/AC

	LOW MED	10-15
	MED	15-30
	LOW MED/MED	10-15/15-30
	MED/MED HIGH	15-30/30-45
	MED/HIGH	15-30/45-75

COMMERCIAL

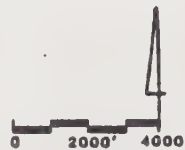
	GENERAL
	COMMERCIAL RESIDENTIAL MIX W/MED HIGH DENSITY OPTION
	COMMERCIAL RESIDENTIAL MIX W/HIGH DENSITY OPTION
	INDUSTRIAL

INSTITUTIONAL

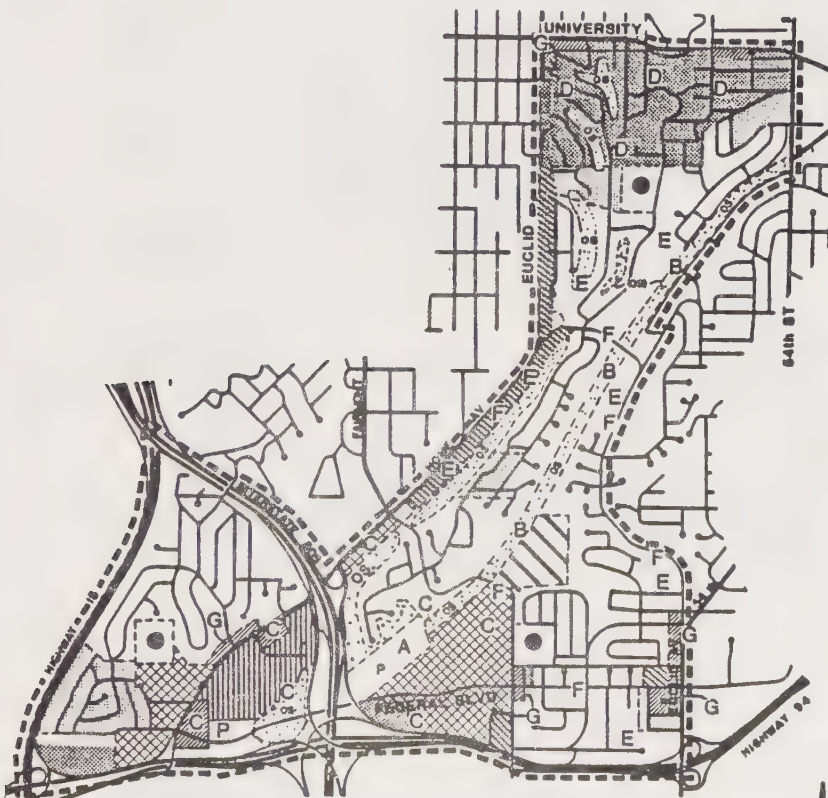
SCHOOLS

PARKS

OPEN SPACE



LAND USE RECOMMENDATIONS
MID-CITY City Heights
PLANNING DEPARTMENT • CITY OF SAN DIEGO



RESIDENTIAL

DU/AC

	LOW	5-10
	LOW MED	10-15
	LOW MED/MED	10-15/15-30
	MED	15-30
	MED/MED HIGH	30-45
	MOBILE HOME PARK	

COMMERCIAL

	GENERAL
	INDUSTRIAL

INSTITUTIONAL

SCHOOLS

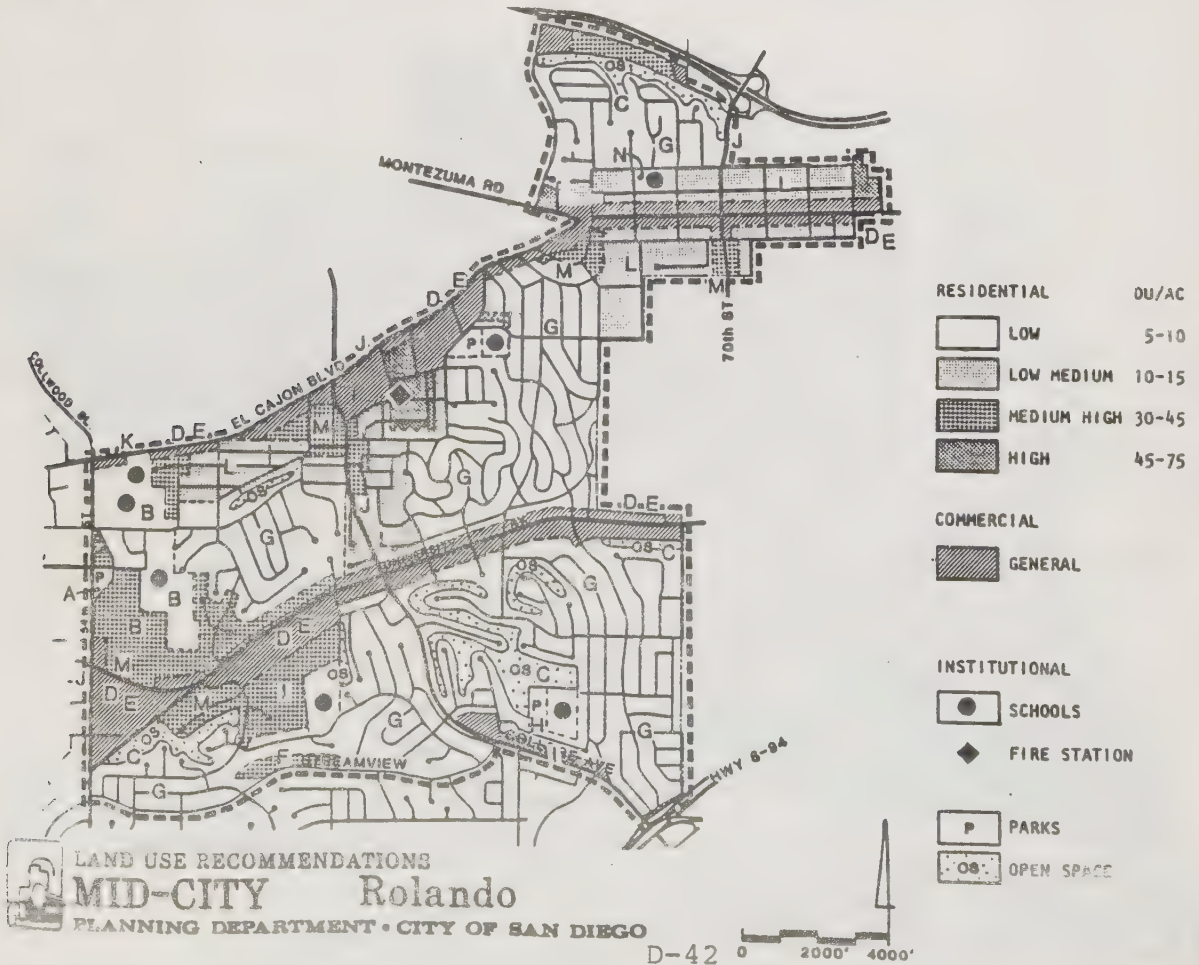
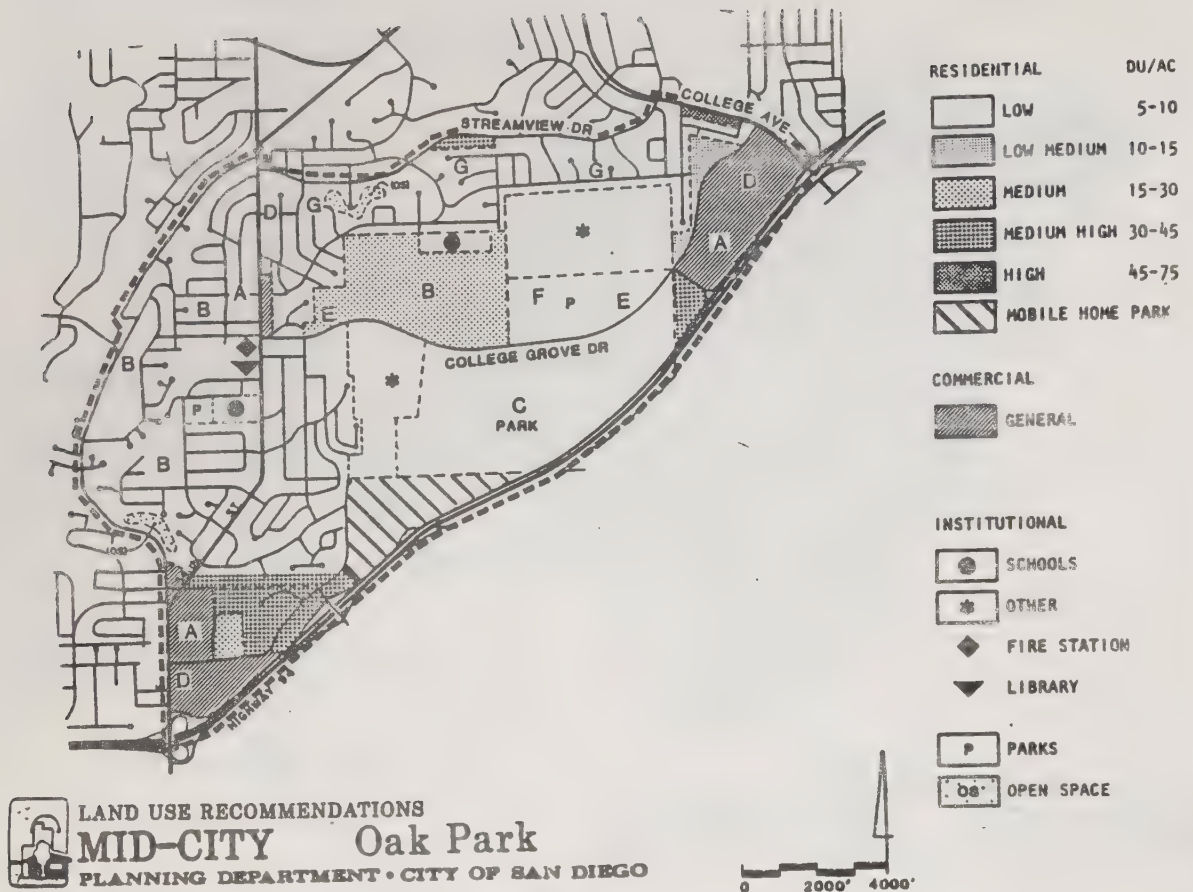
PARKS

OPEN SPACE



LAND USE RECOMMENDATIONS
MID-CITY Chollas Creek
PLANNING DEPARTMENT • CITY OF SAN DIEGO

Figure 11



C. ADEQUACY OF COMMUNITY FACILITIES

1. Parks and Recreation

a. Existing Facilities

The Community Plan determined that a total of 246.52 acres were devoted to recreational use in 1980.

b. Adequacy of Facilities

The Community Plan identified several areas of deficient service in the Mid-City community. Table 6 summarizes the findings of the Community Plan.

Table 6

EXISTING PARKS AND FACILITIES VS. REQUIREMENTS BASED ON POPULATION

Neighborhood	Population 1980	Population 2000	Existing Park Acreage	General Plan 1980 Criteria
Normal Heights	13,300	13,500	3.64	31.4
Kensington	5,900	5,400	2.67	13.9
Talmadge	6,100	6,000	0.50	14.4
Corridor	16,400	21,000	33.25 ¹	38.7
City Heights	18,000	21,000	33.29 ²	42.5
Chollas Creek	10,700	12,700	14.40	25.2
Oak Park	9,000	14,000	148.88	21.2
Rolando	16,100	16,100	9.89	38.0
TOTALS	95,500	109,700	246.52	225.3

¹ Colina del Sol Community Park and Recreation Center consisting of 32.93 acres is included in this total but is located on the easterly boundary of this neighborhood and thus serves only the easterly portion.

² Concentrated in southern portion of City Heights.

The Phasing Plan proposed by the Community Plan to remedy these deficiencies involves both the improvement of existing facilities and the acquisition of available lands. The four phase scheme is as follows:

a. Phase I - 1985-1989

1). City Heights Neighborhood

City Heights Park and Recreation Center. Expansion to approximately seven to eight acres which will require the acquisition of certain private property and closure of certain streets. Improvements will consist of additional multipurpose courts and expanded playing field area. Acquisition/development of this park site would be continued into the 1990-1994 Phase of the Park Plan.

Currently funded is the conversion of the church to a park and recreation center. Construction to be final in July, 1984. Redevelopment of the remainder of the park is scheduled for October, 1984.

Park de la Cruz. Expansion of Park de la Cruz would include acquisition of canyon properties adjoining the existing site. This could be accomplished possibly through Caltrans when they acquire land for the Route 15 alignment and utilizing surplus fill from the construction of Route 15.

Mini Parks and Viewpoints. Acquisition of private property and street closures in the area of Chamoune Avenue and Quince Street. Development scheduled in Phase II.

2) Normal Heights Neighborhood

Adams Avenue Elementary School and Park. Expansion of the Adams Avenue School and park site would include joint City/School District acquisition of private property and the closing of certain streets surrounding the site. Design/construction of this site into a park setting would include a tiny-tots area. Additional funding for development would continue into the 1990-1994 Phase.

40th Street Off Ramp. This park site calls for obtaining from the State Highway Department (Caltrans) the state properties in the area of the 40th Street off ramp at Adams and required fill material at the time the final improvements are proposed for Route 15. Although this is of high priority, it is contingent upon the timing for the improvement of Route 15 and thus might not be achievable for five years or more.

Mini-Parks and Viewpoints. Funding for mini-parks and viewpoints in the Normal Heights Neighborhood includes:

- o Development of a mini-park, including tiny tot area in the East Mountain View Avenue, Madison, and Ward area. Acquisition may be limited to street right-of-way for a mini-park.
- o Conversion of the half-block portion of Cherokee Street north of Adams Avenue to a mini-park lying between two markets requiring the acquisition of the public right-of-way.

The acquisition and development of mini-parks and viewpoints will be an ongoing project throughout all four phases in the twenty-year Park Plan.

3) The Corridor Neighborhood

Wilson Junior High. Acquire a lease on four to seven acres of Wilson Junior High School and acquire private property adjacent to Wilson Junior High School for expansion of park facilities. Improvements would be to develop the site with park-like amenities to provide limited evening and weekend usability. This expansion will be part of a larger school/park complex with Central Elementary School and the new park site which may be built over Route 15. Funding for this development will continue in the 1995-1999 Phase.

Central Elementary School. The acquisition of land for the expansion of Central Elementary School will be a major element in the park/school complex which includes Central And Wilson Junior High School and the possible park site over Route 15 at Polk and Orange. Funding for development will continue in the 1990-1994 Phase.

Edison Elementary School. Acquisition and development of private property to expand school site for recreational purposes.

4) Talmadge Neighborhood

Mini-Parks and viewpoints. The acquisition of private property and street right-of-way will result in the development of two minimum one-acre mini-parks at two locations to be determined. Funding will continue in each phase of the 20 year Park Plan for both acquisition and development.

5) Rolando Neighborhood

Rolando Park Elementary School. Acquire lease to provide park amenities/facilities at Rolando Park Elementary School. Funding in the 1995-1999 Phase will be for both acquisition and development.

b. Phase II - 1990-1994

1) City Heights Neighborhood

Park de la Cruz. Improvements of the expanded area of Park de la Cruz would be the regrading of this site to provide play areas. Funding would continue into the 1995-1999 and 2000-2004 Phases of the Park Plan.

Hollywood Park-Phase IV. Development of Hollywood Park is in the fourth phase of an overall planned development which started in the early 1970's. Development will be concentrated at the north end of Hollywood Park and will include a small children's area, a parking lot and an access road.

2) Normal Heights Neighborhood

40th Street Off Ramp. The 1985-1989 Phase calls for the acquisition of the off ramp, if possible, depending upon Caltrans scheduling of the construction timing of Route 15. This Phase has continued funding for acquisition and for design/construction to convert this area into a public park consisting of multipurpose courts.

- o Acquisition and development of a canyon overlook park at the termination of Cromwell Place.
- o The acquisition, as necessary, and possible modification of the street system for a vast pocket park in the area between Adams, Monroe, Interstate 805, and Hawley.
- o The acquisition of private property and street right-of-way to provide additional mini-parks at Kenmore Terrace, Eugene Place, or at sites yet to be identified.

The acquisition and development of mini-parks and viewpoints will be an ongoing project throughout all four phases in the twenty year Park Plan.

3) The Corridor Neighborhood

Central Elementary School. Continued funding for the design/construction of the expanded site which will be a part of the school/park complex.

Euclid Elementary School. Acquisition of private property to expand school site for recreational purposes.

Route 15 Park. In order to mitigate the impact that the construction of Route 15 will have on the environment and the Mid-City community, the covered section of this state highway between Polk and Orange Avenues has been proposed for a park site. This section along with the expansion of Wilson Junior High School and Central Elementary School would become an overall school/park complex and the City and School District would provide the necessary pedestrian overpasses between this park site and the adjacent school sites.

Mini-Parks and Viewpoints. Acquisition of private property and street closures within the community will provide mini-parks and viewpoints. This funding will be continued in the 1995-1999 Phase.

4) Kensington Neighborhood

Mini-Parks and Viewpoints. Acquisition and development of strategically located mini-park, vest pocket parks, and viewpoints. These sites would be approximately one-quarter to one full acre and would be located throughout the area. Improvements would include landscaping, picnic facilities, and tiny-tot areas.

5) Oak Park Neighborhood

Chollas Park and Recreation Center. Design/construction of community park amenities at Chollas Park and Recreation Center will include a multi-sports field, multipurpose courts, picnic areas, tiny-tot area, open play lawns, and a recreation building.

c. Phase III - 1995-1999

1) City Heights Neighborhood

Hollywood Park-Phase V. Design and construction of the south end of Hollywood Park. This includes a ballfield and comfort station.

Mini-Parks and Viewpoints. Funding for acquisition and design/construction for unspecified mini-parks and viewpoints. Funding will continue into the last phase of the Park Plan.

2) The Corridor Neighborhood

Euclid Elementary School. Continued funding for acquisition. Beginning funding for development of acquired site.

3) Kensington Neighborhood

Kensington Park. Expand current site to approximately one acre. This will require acquisition of private property and the closure of certain streets.

4) Rolando Neighborhood

Rolando Park Elementary School. Acquisition of private property to provide park amenities/facilities at Rolando Park Elementary School. Development of site would take place after lease was obtained and land acquired.

Clay Elementary School. A community meeting during Phase III will identify solutions to existing deficiencies.

5) Chollas Creek Neighborhood

Mid-City Athletic Area. Development of the 14-acre Mid-City Athletic Area located north of Federal and east of Interstate 305. Improvements will include a picnic area, tiny-tot area, multi-sport fields, multipurpose courts, and restroom. Funding to be continued into the 2000-2004 Phase of the Park Plan.

1) Rolando Neighborhood

Clay Elementary School. Development shall be in accordance with the desires of the community.

Muir Elementary School. Acquire private property and the street right-of-way to enable closure of 68th Street adjacent to Muir Special School with possible lease of school fields.

2) Oak Park Neighborhood

Oak Park. Expansion of this park site should be accomplished by lease with the adjacent Oak Park Elementary School or by acquisition of private property. Additional amenities should be provided.

Chollas Park and Recreation Center. Continued funding for development of recreation building and other amenities.

3. Chollas Creek Neighborhood

Chollas Parkway. Development of the proposed Chollas Parkway into a lineal park which will contain par course, trails, benches and landscaping.

Existing and proposed parks are illustrated in Figure 12.

2. Libraries

a. Existing Facilities

The Community Plan identified three branch libraries within the Mid-City Community. In addition, the plan determined that two additional facilities in the general vicinity of planning area are available to and used by Mid-City residents. Table 7 summarizes the particulars of the existing facilities.

Table 7
EXISTING LIBRARY FACILITIES

BRANCH NAME	POPULATION SERVED	VOLUME COUNT	SIZE IN SQUARE FEET	HOURS/ WEEK	STAFF
Normal Heights/ Kensington	14,500	22,000	2,300	40	2
East San Diego	55,600	30,000	3,900	60	3
Oak Park	15,900	17,000	5,200	40	2

The location of these facilities is shown in Figure 12.

b. Adequacy of the Facilities

The General Plan standards recommend a branch library for every 18,000 to 30,000 residents. In light of the above standard, the Community Plan determined that the existing branch libraries provided an adequate level of service. The Community Plan suggested that, if possible, the existing facilities should be enriched by extending hours, expanding book and periodical collections, and adding additional staff.

3. Fire Service

a. Existing Conditions

The Community Plan identified four fire stations in the Mid-City area: Station 18, Station 17, Station 26, and Station 10.

All of these stations have a one engine company of four men. Station 10 has a Battalion Chief and a Truck Company in addition to the standard equipment. The existing fire stations are depicted in Figure 12.

b. Adequacy of Facilities

The Fire Department considered the Mid-City area to be well served by the existing facilities. The only future improvements will consist of only incremental improvements in existing facilities.

4. Schools

a. Existing Conditions

The Community Plan identified fifteen elementary, two junior high, and two senior high schools serving the Mid-City areas. The characteristics of the existing facilities are summarized in Table 8. The location of these facilities is illustrated in Figure 12.

b. Adequacy of Facilities

According to the Community Plan some of the schools with increasing enrollment and small sites have an inadequate amount of playground area. The San Diego Unified School District was working with the American Institute of Architects to remedy these deficiencies through contiguous property acquisition and the reduction of building footprints through construction of multi-level buildings.

5. Transportation

a. Existing Conditions

The Community Plan identified four freeways serving the planning area. According to the Community Plan, approximately one-half of the Mid-City planning area has been developed on a rectilinear grid of surface streets. The portion which does not have a grid pattern at the block level does have a grid system of major streets. Five main streets traversed the planning area in a north-to-south direction. The 1983 traffic volumes for the Mid-City street network are illustrated in Figure 13.

The Community Plan identified seven bus routes serving the area. The existing bus routes are shown in Figure 14.

b. Adequacy of Facilities

According to the Community Plan, traffic on a number of major streets and prime arterials currently exceeds the City Street design standards. The existing congestion is illustrated in Figure 15. The traffic forecasts for the year 2000 are indi-



MID-CITY Facilities
 PLANNING DEPARTMENT • CITY OF SAN DIEGO

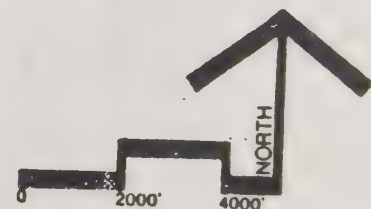


Figure 12

Table 8

SCHOOL FACILITIES BY NEIGHBORHOOD

NEIGHBORHOOD	SCHOOL	NET SCHOOL ACREAGE	1973-74 ENROLLMENT	1983-84 ENROLLMENT	PERMANENT CLASSROOMS	PORTABLE CLASSROOMS
<u>Hoover Cluster</u>						
Normal Heights	Adams (E)	4.6	647	752	18	10
Kensington/ Talmadge	Franklin (E)	4	392	427	17	0
	Hoover (S)	24.9	1,691	1,872	54	10
Corridor	Edison (E)	3.3	360	478	8	13
	Central (E)	3	574	724	15	12
	Euclid (E)	6.6	593	946	18	35
	Wilson (J)	11.8	1,735	1,095	60	0
City Heights	Hamilton (E)	6.7	658	715	13	17
Chollas Creek	Rowan (E)	6.7	294	222	9	2
SUBTOTALS	Elementary Schools		3,518	4,264		
	Junior High School		1,735	1,095		
	Senior High School		1,691	1,872		
			6,944	7,231		
<u>Lincoln Cluster</u>						
Chollas Creek	Webster (E)	7.6	296	490	11	7
<u>Crawford Cluster</u>						
Chollas Creek	Marshall (E)	7	470	513	14	7
Oak Park	Oak Park (E)	7.6	506	673	24	11
	Carver (E)	8.9	326	225	15	0
Rolando	Darnall (E)	8	344	283	16	0
	Jackson (E)	6.5	584	493	21	3
	Clay (E)	6.9	301	267	11	0
	Rolando Park (E)	11.5	581	355	19	0
	Mann (J)	16.9	1,996	1,494	72	0
	Crawford (S)	26.9	2,084	1,406	65	2
SUBTOTALS	Elementary Schools		3,112	2,809		
	Junior High School		1,996	1,494		
	Senior High School		2,084	1,406		
	TOTALS		7,192	5,709		
TOTALS	Elementary Schools		6,926	7,563		
	Junior High School		3,731	2,589		
	Senior High School		3,775	3,278		
			14,432	13,430		

cated in Figure 16. Figure 17 illustrates the proposed future street classifications and recommended street improvements.

According to the Community Plan, public transit in Mid-City was provided at levels equivalent to or better than elsewhere in the City. The Community Plan proposed that transit facilities should be improved to the maximum extent possible.

6. Miscellaneous Facilities

The Community Plan noted the following:

- A bikeway system should be established in the community.
- The police should increase enforcement activity in Mid-City. The size of the police beats should be reduced so that each car can increase the frequency of surveillance.



00.0 AVERAGE WEEKDAY
VOLUME
(IN THOUSANDS)

* 1982 VOLUME

** 1981 VOLUME



MID-CITY 1983 Traffic Volumes

PLANNING DEPARTMENT • CITY OF SAN DIEGO





Figure 14



MID-CITY

Existing Bus Routes

PLANNING DEPARTMENT • CITY OF SAN DIEGO



ADT ABOVE CITY STREET
DESIGN STANDARDS

Figure 15



MID-CITY Existing Congestion
PLANNING DEPARTMENT • CITY OF SAN DIEGO





● Full Interchange
○ Partial Interchange



MID-CITY Year 2000 Forecast Average Weekday Trips

PLANNING DEPARTMENT • CITY OF SAN DIEGO

(In Thousands)

Figure 16



Figure 17

SOUTHEAST SAN DIEGO COMMUNITY PLAN

A. SCOPE OF THE PLAN

The Southeast San Diego Community planning area encompasses 7,168 acres of land. The area is bounded by Russ Boulevard, "A" Street and State Highway 94 on the north, Interstate 5 on the west, the City Limits on the south, and 69th and Woodman Streets on the east. The location of the Southeast Community in the City of San Diego is shown in Figure 1.

The Southeast San Diego Community Plan was prepared in March 1969 by the Southeast San Diego Development Committee. The Plan contains goals and objectives to guide development and land use in Southeast San Diego through 1985. It was adopted by the Planning Commission of the City of San Diego on June 4, 1969, and by the San Diego City Council on June 17, 1969. The Plan was amended in December 1975, and again in June 1983.

B. POPULATION AND HOUSING ELEMENT

1. Existing Conditions Before the Plan

At the time the Community Plan was developed, Southeast San Diego was primarily a residential community. According to the 1960 Census, the Southeast Community had approximately 77,000 residents. Seventy-five percent of the 24,883 dwelling units were single family residences.

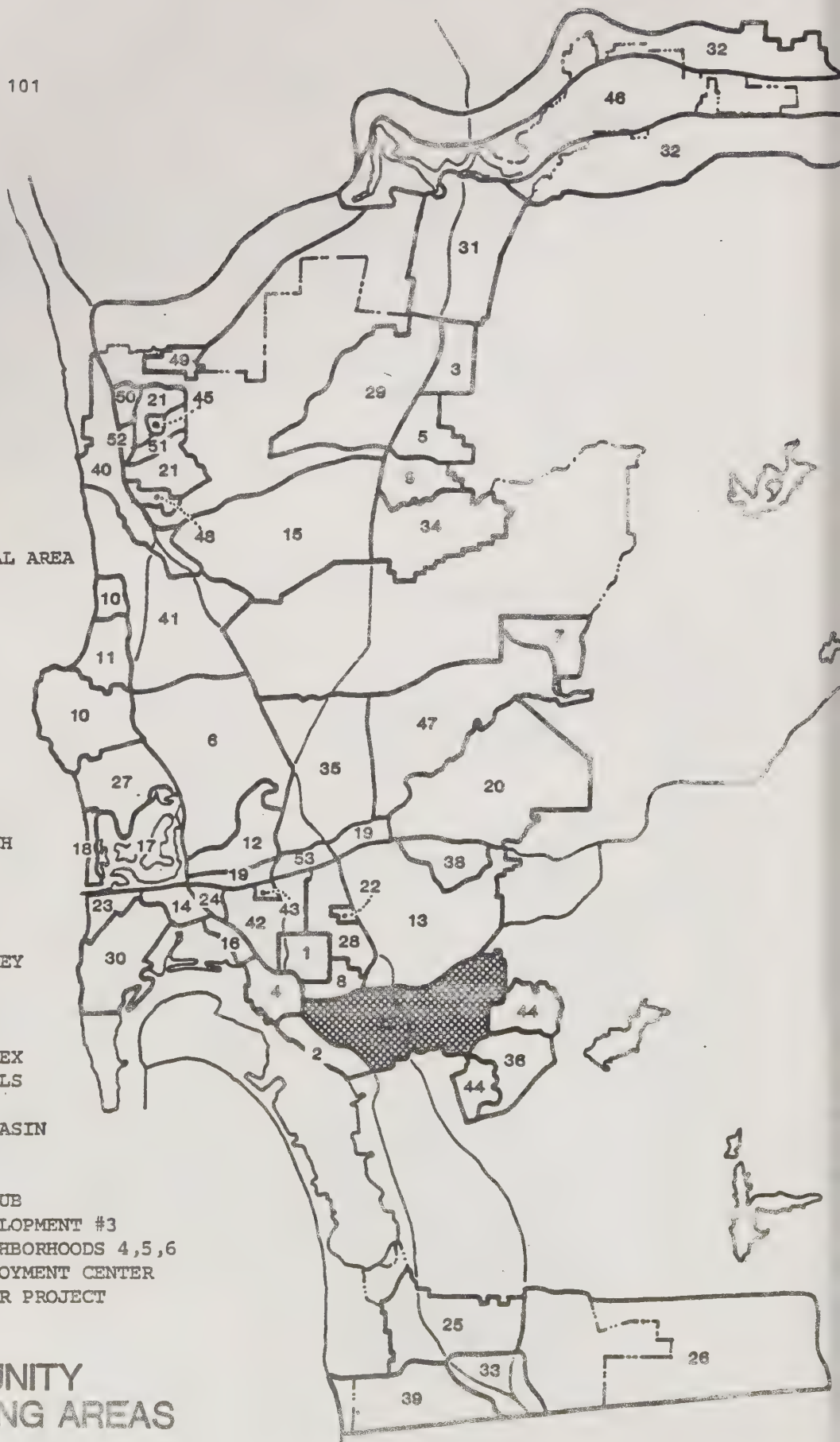
The Plan identified three distinct patterns of land use in the Southeast Community. The area west of Wabash Boulevard (Figure 2) had some of the oldest development in the community. This area was predominantly residential, with an intermixing of commercial and industrial lots. In comparison to the other areas in Southeast San Diego, this section had a relatively high residential density. Single family dwellings, often constructed two to a lot, were the most common type of structure. There were also a few broad strips of multi-family dwellings. A second pattern of land use occurred between Wabash Boulevard and 47th Street. This area was developed more recently, and most land use appeared to be guided by some type of zoning regulation. This area was composed of distinct areas of residential, commercial and industrial development. A large amount of acreage was dedicated to use as cemeteries. Single family housing was identified as the predominant residential use, but there were also two concentrated areas of multi-family development. The third development pattern extended east of 47th Street. This was the least densely developed of the three areas. The pattern of land development in this section resembled typical suburban development, with single family homes on large lots and extensive tracts of unimproved land.

2. Growth Management Objectives of the Plan

According to the population forecasts in the Plan, by 1985 the

FIGURE 1

1. BALBOA PARK
2. BARRIO LOGAN/HARBOR 101
3. RANCHO CARMEL
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
16. PACIFIC HIGHWAY
17. MISSION BAY
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
22. NORTH PARK COMMERCIAL AREA
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UPTOWN
42. UPTOWN MEDICAL COMPLEX
43. SKYLINE-PARADISE HILLS
44. CARMEL VALLEY
45. SAN DIEGUITO RIVER BASIN
46. TIERRASANTA
47. SORRENTO HILLS
48. FAIRBANKS COUNTRY CLUB
49. NORTH CITY WEST DEVELOPMENT #3
50. NORTH CITY WEST NEIGHBORHOODS 4,5,6
51. NORTH CITY WEST EMPLOYMENT CENTER
52. FIRST SAN DIEGO RIVER PROJECT



**COMMUNITY
PLANNING AREAS**

PLANNING DEPARTMENT

SAN DIEGO, CALIFORNIA

ADOPTED MAY 17, 1965
AMENDED DECEMBER 14, 1975



WABASH
BOULEVARD

47th
STREET

BALBOA PARK

HIGHWAY 94

MARKET ST

SAN
DIEGO
BAY

SOUTHEAST SAN DIEGO COMMUNITY PLAN

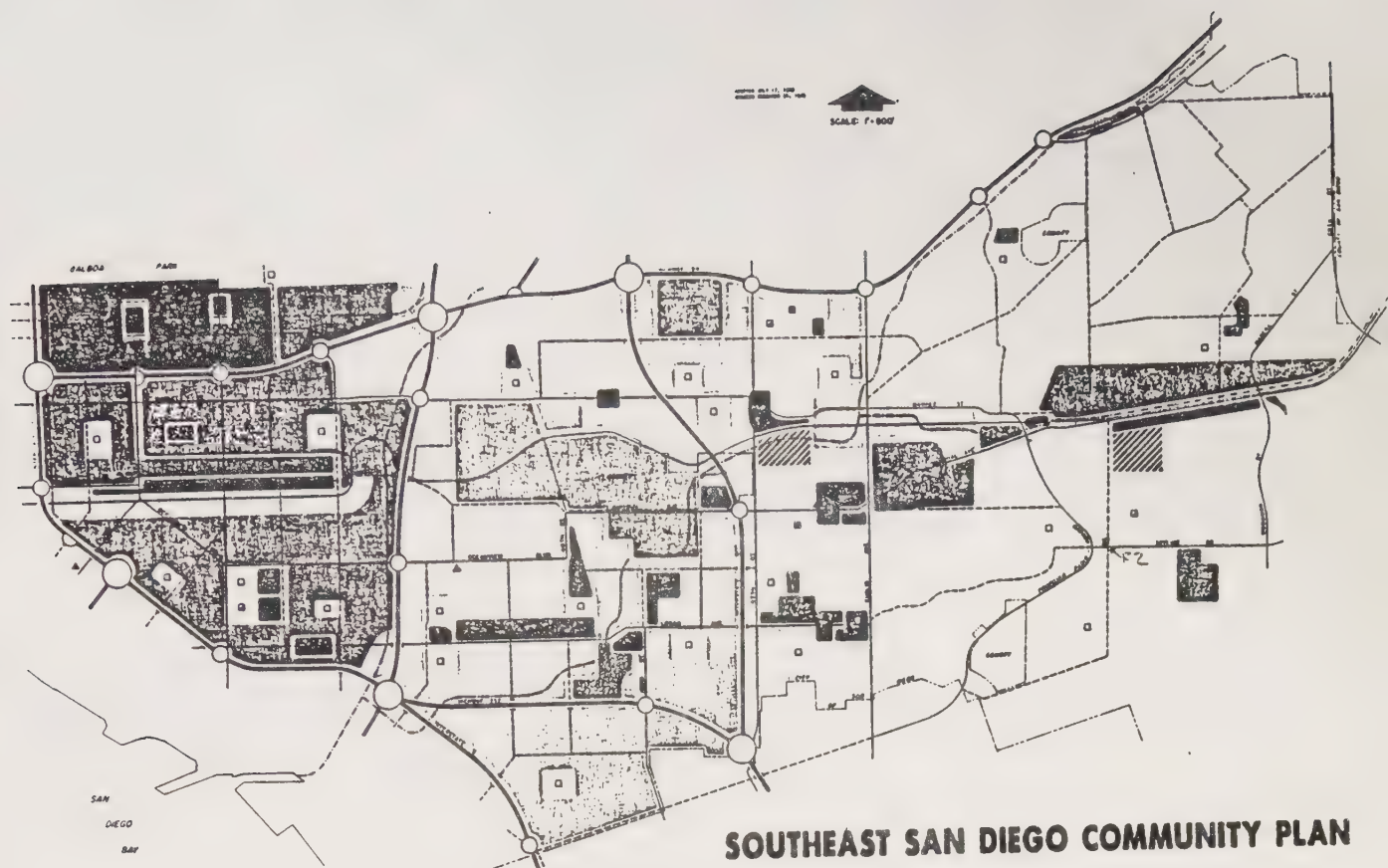
Figure 2

D-59

population of Southeast San Diego will be approximately 100,000 persons. The Southeast San Diego Community Plan established five ranges of residential densities to direct and accomodate residential growth through 1985. These residential density restrictions are designed to direct and accomodate up to 113,000 persons on the 4,100 acres allocated to residential use. The permitted densities are as follows:

- 1.) Medium High: This range permits from 45 to 75 dwelling units per net acre. This designation has been applied to areas in highly desirable areas, easily accessible to public transportation, with an established trend towards medium high density development.
- 2.) Medium: This category allows development to anywhere from 15 to 45 dwelling units per net acre. This density has been imposed upon areas close to existing or planned commercial and community facilities and near major streets capable of accommodating increased vehicular traffic.
- 3.) Low Medium: This designation limits development to 10 to 15 units per net acre. The intent of this limitation is to retain the current residential character and population level of certain areas.
- 4.) Low: This density limitation restricts development to 5 to 10 units per net acre. This designation is applied to lands currently developed with a mixture of single family and multi-family housing. In order to maintain this density, the construction of single family housing is encouraged, while the construction of apartments and other multi-family housing is discouraged.
- 5.) Very Low: This classification limits development to between 0 to 5 units per net acre. The purpose of this limitation is to encourage single family development on existing vacant parcels in order to retain the established suburban character of the area.

The spatial allocations of these density limitations are depicted in figure 3.



KEY

RESIDENTIAL*

0-5

5-10

10-15

15-45

45-75

GENERAL ZONE**RELATIONSHIPS****

R-1-40

R-1-20

R-1-15

R-1-10

R-1-8

R-1-6

R-1-5

R-2

R-2A

R-3

A ZONE CATEGORY TO PERMIT THIS DENSITY RANGE IS PRESENTLY UNDER STUDY.

MOBILE HOME PARK

* Numbers refer to dwelling units per net residential acre.

COMMERCIAL

CONVENIENCE
NEIGHBORHOOD
COMMUNITY

INDUSTRIAL

LIGHT INDUSTRY

COMMUNITY FACILITIES

LIBRARY
FIRE STATION
ELEMENTARY SCHOOL
JR. HIGH SCHOOL
SR. HIGH SCHOOL

PARK & RECREATION

PUBLIC PARK
SEMI-PUBLIC FACILITY

CIRCULATION

FREEWAY
MAJOR STREET
COLLECTOR STREET

MISCELLANEOUS

CEMETERY
DRAINAGE

"THIS MAP IS A GRAPHIC PORTRAYAL AND INTEGRAL PART OF THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AND IS NOT A ZONING MAP. THE INFORMATION CONTAINED IN THIS COLUMN IS PROVIDED FOR GUIDELINE PURPOSES TO ASSIST IN RELATING RESIDENTIAL DENSITY PROPOSALS OF THE PLAN TO COMPARABLE DENSITIES PERMITTED UNDER VARIOUS ZONING ORDINANCES. FULL REALIZATION OF THESE RESIDENTIAL, AS WELL AS OTHER LAND USE PROPOSALS OF THE PLAN WILL IN CERTAIN INSTANCES REQUIRE CHANGES TO EXISTING ZONING ORDINANCES. SUBSEQUENT CONSIDERATION OF CHANGES WOULD BE PREDICATED UPON COMMUNITY SUPPORT AND MUST FOLLOW PRESCRIBED LEGISLATIVE PROCEDURES INCLUDING REQUIRED PUBLIC HEARINGS."

C. ADEQUACY OF COMMUNITY FACILITIES

1. Parks and Recreation

The Progress Guide and General Plan for the City of San Diego (1967) defined two basic categories of parks: resource based parks and population based parks. Resource based parks and recreation areas are located in places noted for scenic, natural, or cultural attractions. Population based parks are intended to serve the needs of the immediate residential population. There are two kinds of population based parks. Neighborhood parks are generally between five and ten acres, and serve 3,500 to 5,000 persons living within a one-half mile radius. Community parks are larger in both size and service area. These parks are between thirteen and twenty acres, and serve between 18,000 and 25,000 persons in a one and one half mile radius.

a. Existing Facilities

At the time the Community Plan was developed, several recreational facilities existed within the community. These are identified by population based standards in the following table:

Table 1

PARK & RECREATION CENTERS	
SOUTHEAST SAN DIEGO - 1967	
Community Park & Rec. Centers	Present Area (Acres)
Encanto Community Park	5.00
Golden Hill*	6.58
Memorial	16.41
Southcrest	17.71
Neighborhood Parks	
Encanto Park	1.24
Mountain View	6.60

*GOLDEN HILL PARK, LOCATED ON THE NORTH-WESTERLY BOUNDARY OF THE STUDY AREA DOES NOT FALL WITHIN THE PHYSICAL LIMITS ESTABLISHED FOR THE SOUTHEAST AREA. HOWEVER, THE SERVICE AREA OF 1½ MILES ESTABLISHED FOR COMMUNITY PARKS SERVES A LARGE PORTION OF SOUTH-EAST SAN DIEGO.

SOURCE: CITY PLANNING DEPARTMENT, 1967.

The following new parks were identified for acquisition and/or development as part of the bond issue approved by the voters in 1966:

Community Parks

Valencia Park

Neighborhood Parks

Emerald Hills Area

Grant Hill

Park (Gompers School)

Park (Kennedy School)

The bond issue also provided funds for the improvement of existing facilities.

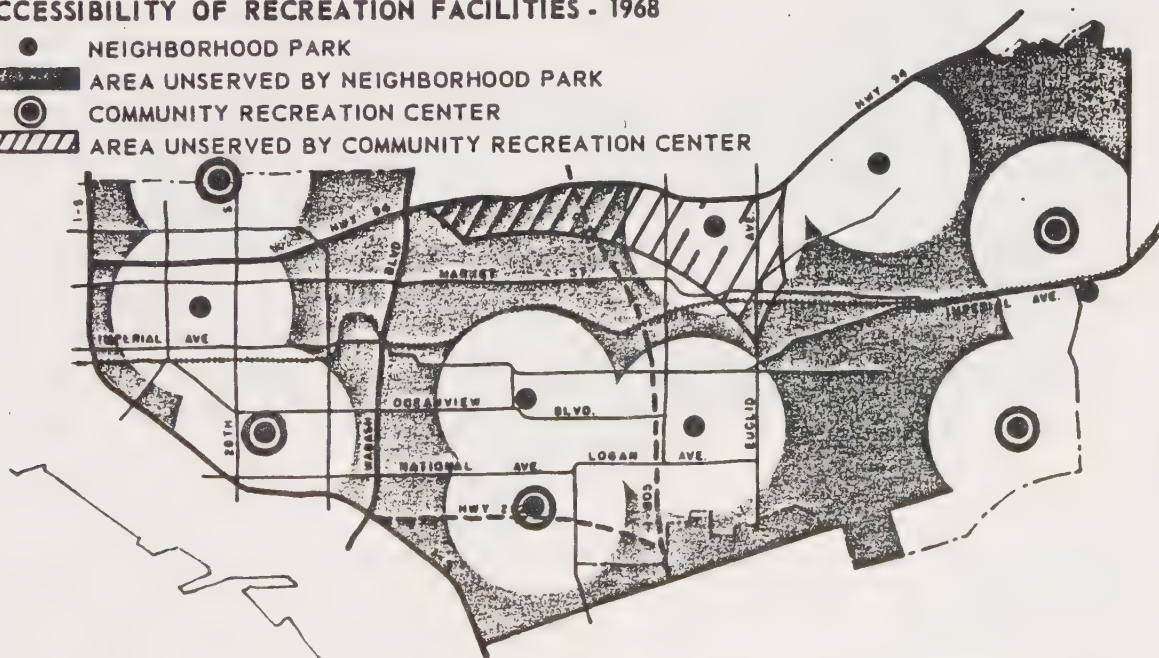
b. Adequacy of Facilities

The Southeast San Diego Community Plan identified areas of deficient service through the comparison of existing facilities to the General Plan standards. Figure 4 shows the availability of existing and programmed facilities in the Community.

Figure 4

ACCESSIBILITY OF RECREATION FACILITIES - 1968

- NEIGHBORHOOD PARK
- AREA UNSERVED BY NEIGHBORHOOD PARK
- ◎ COMMUNITY RECREATION CENTER
- ▨ AREA UNSERVED BY COMMUNITY RECREATION CENTER



The Community Plan determined that the areas of deficient service could be accomodated with the addition of two neighborhood parks-- one on the Mount Hope Cemetery property near Boundary and "F" Streets, and the other in the vicinity of Imperial Avenue at Pitta Street. Of the remaining locations inadequately served, a significant amount of land was proposed for non-residential use. However, as the population grows, the Plan suggests that the adequacy of the recreational facilities be continually monitored.

2. Libraries

The General Plan established several standards for library service. According to this document, a branch library should be a minimum of 5,000 square feet on a one-half acre site. The library should be situated near other municipal buildings to permit joint use of parking facilities. In addition, the branch should be located conveniently in easily accessible areas. A minimum of 20,000 volumes should be available. The community should have a population of at least 15,000 residents before opening a branch library. Circulation should be from 80,000 to 90,000 volumes annually. Book mobiles should have at least 2,000 volumes and target service to sparsely populated areas.

a. Existing Facilities

Two branch libraries served the Southeast Community: the Logan Heights Branch, and the Valencia Park Branch. According to the Community Plan, the Logan Heights Branch serves approximately 28,000 people and the Valencia Park Branch serves approximately 32,000 people. The book circulation for these facilities is shown below.

Table 2

BOOK CIRCULATION BY LIBRARY

SOUTHEAST SAN DIEGO - 1963-68

	1963-64	1964-65	1965-66	1966-67	1967-68*
Logan Heights	37,392	33,308	23,973	21,451	24,102
Valencia Park	88,381	88,574	85,838	75,732	70,337

*It is difficult to document the reason for declining circulation in the study area. Possible factors suggested for the decline include the displacement

of residents in the area caused by freeway construction, a shift in population in the area and a general unfamiliarity with the services provided.

A city owned book mobile served the eastern portion of the Southeast Community.

b. Adequacy of the Facilities

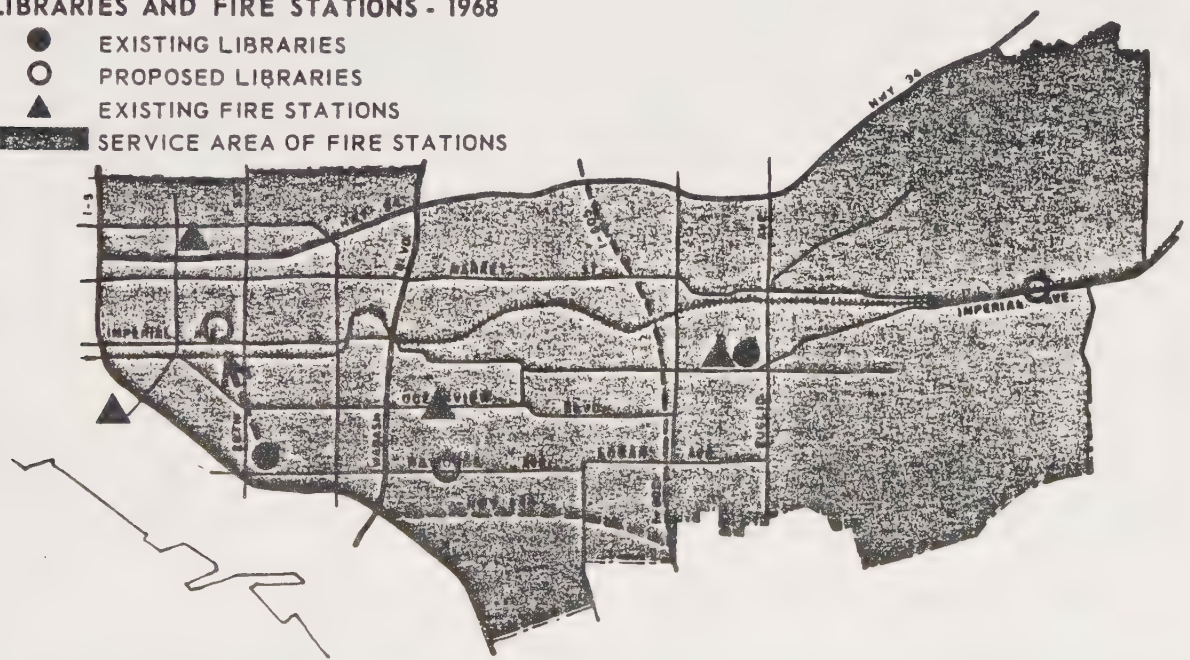
The Community Plan identified several inadequacies in the existing library facilities. Although it was determined that the existing branches provided adequate service for the existing levels of book circulation, in light of the General Plan standards, existing facilities were inadequate in some respects. The Logan Heights Branch had insufficient floor space and site area. In addition, the Community Plan determined that the branch was poorly located. The site of the Valencia Park Branch was found to be too small. There was no additional area available for the expansion of these facilities.

The Southeast San Diego Community Plan recommended the establishment of two additional facilities next to major community activity centers. The Logan Heights Branch should also be moved to a more convenient and accessible location, according to the Community Plan recommendations. Figure 5 indicates the proposed and existing facilities. In addition, the Community Plan recommended increased book mobile service to the less densely developed areas.

Figure 5

LIBRARIES AND FIRE STATIONS - 1968

- EXISTING LIBRARIES
- PROPOSED LIBRARIES
- ▲ EXISTING FIRE STATIONS
- SERVICE AREA OF FIRE STATIONS



3. Fire Service

a. Existing Facilities

The Community Plan identified four fire stations which served the Southeast Community. The stations are shown in Figure 5.

b. Adequacy of the Facilities

According to the Community Plan, the existing facilities adequately served the area, and will continue to do so in the future.

4. Schools

The 1967 General Plan established the following standards for the optimum school enrollment and site size:

Table 3

OPTIMUM SCHOOL ENROLLMENT AND SITE SIZE STANDARDS

<u>School</u>	<u>Enrollment</u>	<u>Site Size*</u>
Elementary	500 - 750	10**
Junior High	1,000 - 1,500	25
Senior High	1,500 - 2,000	40
Junior College	5,000 - 7,000	125***
Urban College	10,000 - 20,000	320 to 400***

*SIZES ARE EXPRESSED IN THE NUMBER OF NET USABLE ACRES CONSIDERED ADEQUATE TO HOUSE THE MAXIMUM ENROLLMENT INDICATED IN SINGLE STORY FINGER-PLAN FACILITIES. THE USE OF A COMPACT ONE-

STORY PLAN OR OF MULTI-STORY CONSTRUCTION, OR BOTH, PERMITS A REDUCTION OF SITE SIZE.

**REDUCTION MAY BE JUSTIFIED WHERE ENROLLMENT IS CONSISTENTLY HIGH IN PRIMARY GRADES, SINCE YOUNGER CHILDREN HAVE LESSER PLAYGROUND AREA NEEDS. WHERE PRIMARY SCHOOLS ARE ESTABLISHED, SITE SIZES MAY RANGE FROM ONE-FOURTH ACRE FOR A KINDERGARTEN, FIRST, AND SECOND GRADE COMBINATION.

***SITE SIZE IS DEPENDENT ON CURRICULUM OFFERED. ABOVE STANDARDS ARE BASED UPON A LIBERAL ARTS CURRICULUM.

SOURCE: PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO, JULY 20, 1967, p. 51.

a. Existing Facilities

At the time the Community Plan was developed, the existing schools serving the area included nineteen elementary schools, three junior high schools, and two senior high schools. In addition, there were two adult schools. Figure 6 shows the school facilities as they existed in 1968.

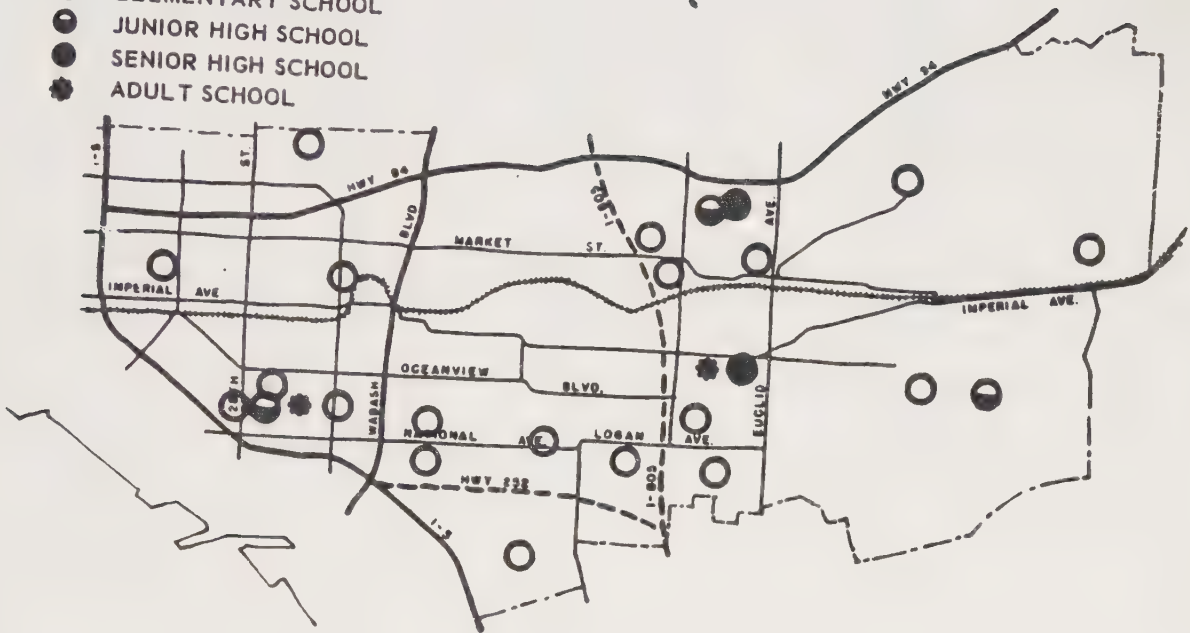
b. Adequacy of Facilities

The Community Plan found that the existing facilities could accomodate present levels of enrollment. However, in comparison with the General Plan standards, certain facilities were inadequate in some

Figure 6

EXISTING SCHOOLS - 1968

- ELEMENTARY SCHOOL
- ◐ JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- ✱ ADULT SCHOOL



respects. The following table lists all the schools in the Southeast Community, and indicates those which are deficient in site area.

Table 4

ADEQUACY OF EXISTING EDUCATIONAL FACILITIES

SOUTHEAST SAN DIEGO - 1967

Elementary	Enrollment Nov. 1, 1967	Net Usable Ac.	Acres Excess or Deficiency
Baker	506	6.40	- 3.60
Balboa	1,125	5.68	- 4.32
Bandini p.	269	4.00	+ 1.00
Brooklyn	1,018	8.47	- 1.53
Burbank	381	4.13	+ 1.13
Chollas	728	7.32	- 2.68
Crockett p.	416	2.95	- 0.05
Emerson	655	5.33	- 4.67
Encanto	1,156	6.12	- 0.35
Horton	599	7.70	- 2.30
Johnson	403	6.90	- 3.10
Kennedy	875	13.55	+ 3.55
Knox	729	7.48	- 2.52
Logan	715	6.40	- 3.60
Lowell	393	3.36	- 6.64
Mead p.	397	2.80	- 0.20
Sherman	871	4.10	- 5.90
Stackton	861	6.06	- 3.94
Valencia Park	743	5.50	- 4.50
	<u>12,840</u>		
Junior High			
Gompers	961	21.30	- 3.70
Memorial	1,587	11.20	-13.80
O'Farrell	<u>2,800</u>	<u>27.90</u>	<u>+ 2.90</u>
	<u>5,348</u>		
Senior High			
Lincoln	1,180	20.40	-19.60
Wright Br. ^a	<u>119</u>	<u>5.00</u>	<u>N.A.</u>
	<u>1,299</u>		
Adult Education			
Southeast Adult School	1,200 approx.		
Memorial Adult Center	800 approx.		

a) Adjustment school, Area standards not applicable.

p) Primary only

SOURCE: COMPILED BY THE RESEARCH SECTION OF THE SAN DIEGO CITY PLANNING DEPARTMENT.

Another inadequacy identified by the Community Plan was the high degree of racism and segregation.

5. Transportation and Circulation

a. Existing Facilities

In the Community Plan, the streets are classified according to four functional categories: Freeways, Major Streets, Collector Streets, and Local Streets.

b. Adequacy of Facilities

The Community Plan identified several inadequacies in the street network. The Plan determined that the provision of adequate streets in the area was problematic because of the past sporadic development in the absence of a long range plan. Another problem identified was that because of the area's proximity to downtown San Diego, many freeways traverse the community and isolate certain residential neighborhoods. An additional difficulty noted by the Community Plan was the width of the streets in the older sections which were developed before improved streets. Several of the older districts were found to be relatively isolated and poorly connected to adjacent areas. Other street deficiencies involved safety issues. Certain intersections in the western portion of the community had a higher incidence of accidents. Figure 7 illustrates the 1985 Circulation Plan.

Public transportation in the area was provided by the San Diego Transit Corporation. The crosstown service was labelled as relatively poor. Service in the Community was recently improved by the addition of a north south bus route on 47th Street.

In some areas of the Community, pedestrian facilities were found to be inadequate because of a lack of sidewalks. This presented a safety hazard, especially in the vicinity of schools. Another difficulty was that community facilities were scattered through the area, and walking from one to the next could be troublesome.

6. Miscellaneous Facilities

The Community Plan also identified the following inadequacies in the Community:

- a shortage of physicians offices, nursing homes, and long term health care facilities
- absence of a major medical or hospital facility
- absence of a community educational and cultural center
- a lack of adequate bicycle trails

CIRCULATION PLAN - 1985

SOUTHEAST SAN DIEGO

-  FREEWAY
-  MAJOR STREET
-  COLLECTOR STREET



Figure 7

OTAY MESA-NESTOR COMMUNITY PLAN

A. SCOPE OF THE PLAN

The Otay Mesa-Nestor Community planning area encompasses 4,300 acres located in the north-westerly sector of the 17,750 acre San Diego Border Area. The area is bounded by S-117 and Leon Street on the south, the City of Imperial Beach on the west, the San Diego and Arizona Eastern Railroad southern right-of-way, I-805 on the east, and Main Street and the San Diego City limits on the north. The location of the Otay Mesa-Nestor Community is shown in Figure 1.

The Otay Mesa-Nestor Community Plan received the approval of the City Planning Commission on January 5, 1978. The Plan was adopted by the City Council on December 19, 1978. The Plan was intended as a comprehensive, long-range policy guide for the physical development of the Otay Mesa-Nestor communities through the year 1995. The plan has been amended four times: once in 1981, twice in 1983, and once in 1984.

B. POPULATION AND HOUSING ELEMENT

1. Existing Conditions Before the Plan

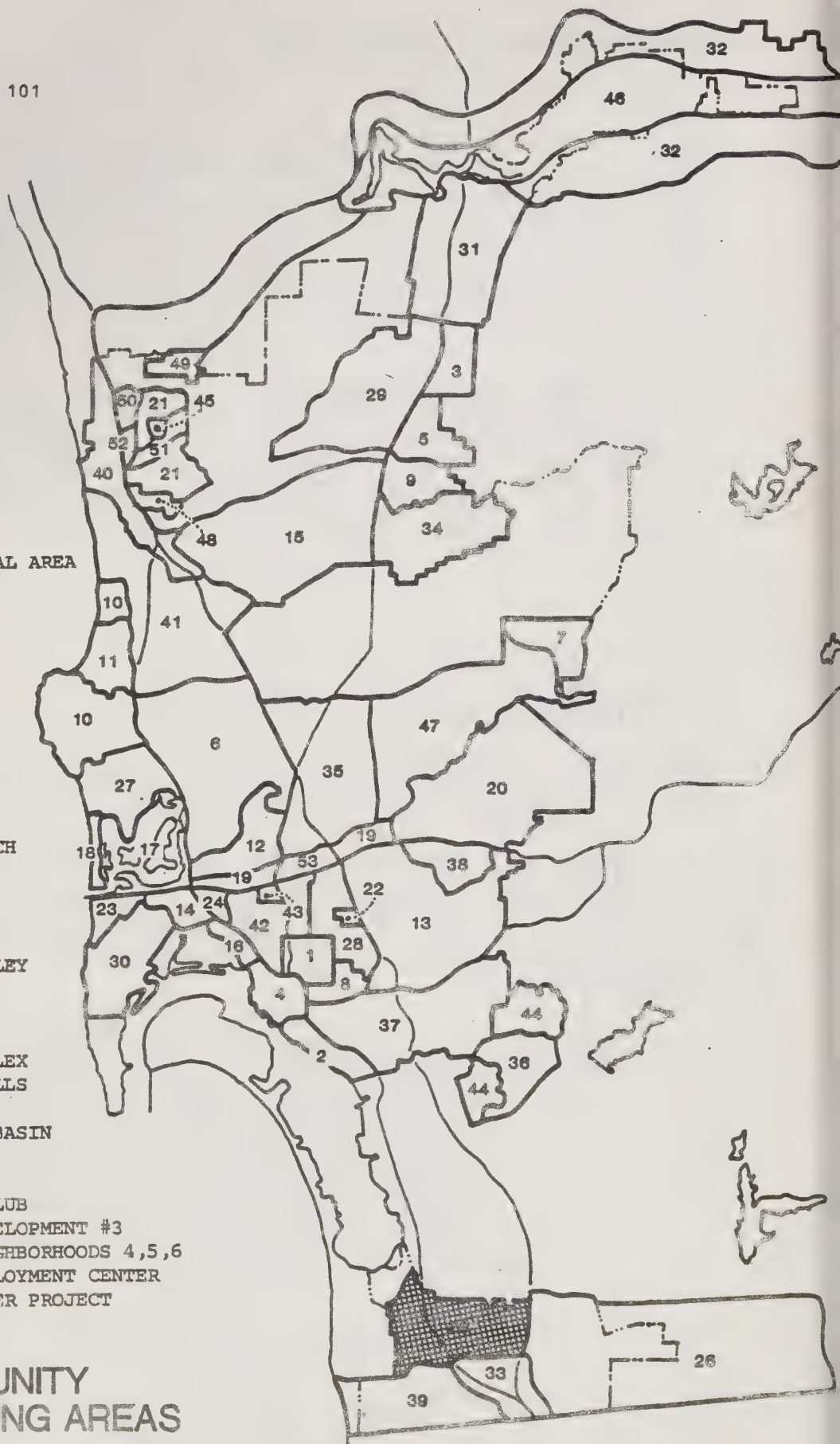
According to the 1978 Plan, the Otay Mesa-Nestor communities had a total population of 34,300 residents. The majority of the 9,750 housing units were single family homes.

The predominant land use in the Otay Mesa-Nestor communities was residential. The population and housing distribution throughout the area can be evaluated in terms of six distinct sectors. These sectors are depicted in Figure 2. The pre-plan housing and population distributions in each sector are described below:

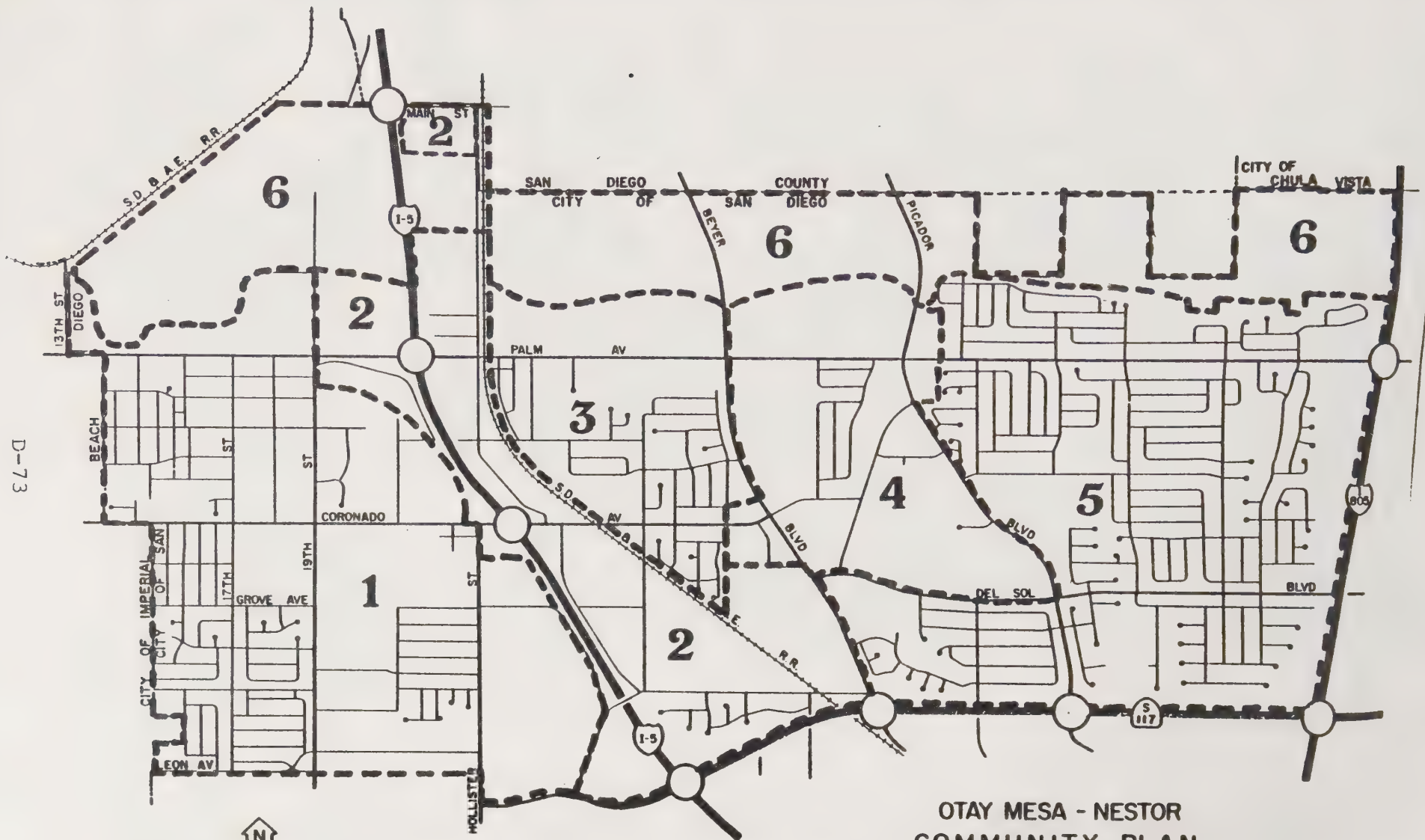
- a.) Sector 1: This sector encompasses 928 acres. The total population of the sector prior to the Community Plan was 10,800 residents. According to the Community Plan, the predominant land use in the area was single family residences. In addition, there were five multi-family housing developments. Eight mobile home parks consumed a total of 70 acres and provided a total of 736 spaces. The total number of housing units was 3,550.

FIGURE 1

1. BALBOA PARK
2. BARRIO LEGAN/HARBOR 101
3. RANCHO CARMEL
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
16. PACIFIC HIGHWAY
17. MISSION RAY
18. MISSION BLANCH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
22. NORTH PARK COMMERCIAL AREA
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINE
41. UPTOWN
42. UPTOWN MEDICAL COMPLEX
43. SKYLINE-PARADISE HILLS
44. CARMEL VALLEY
45. SAN DIEGUITO RIVER BASIN
46. TIERRASANTA
47. SORRENTO HILLS
48. FAIRHANKS COUNTRY CLUB
49. NORTH CITY WEST DEVELOPMENT #3
50. NORTH CITY WEST NEIGHBORHOODS 4,5,6
51. NORTH CITY WEST EMPLOYMENT CENTER
52. FIRST SAN DIEGO RIVER PROJECT



COMMUNITY
PLANNING AREAS
PLANNING DEPARTMENT
CITY OF SAN DIEGO, CALIFORNIA



OTAY MESA - NESTOR
COMMUNITY PLAN

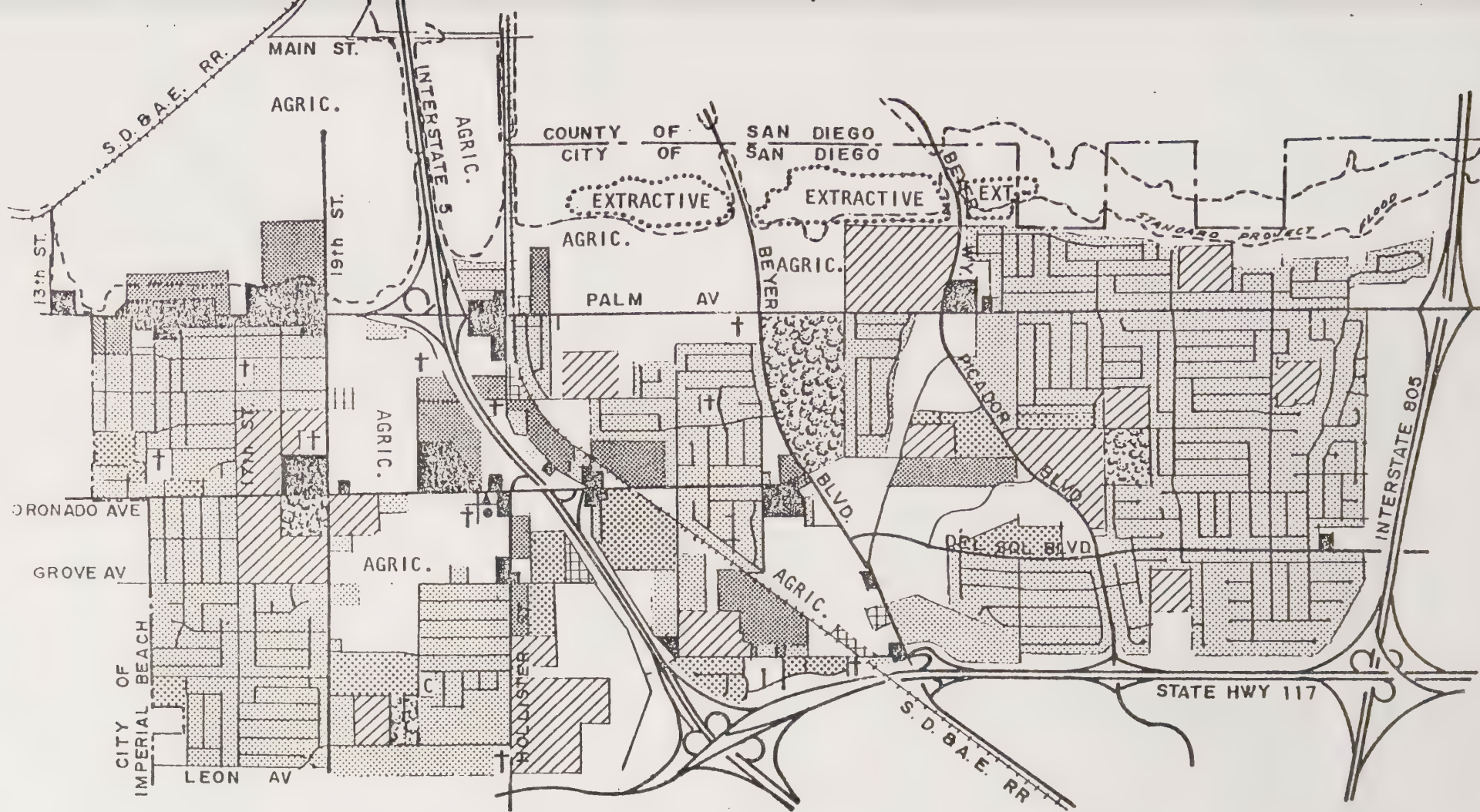
SECTOR MAP

- b.) Sector 2: The sector covers 373 acres. The population of the sector was 3,200 residents. The predominant land use was residential. This residential development consisted of four mobile home parks (totaling 36 acres and 346 spaces), and two multi-family developments. There was a small concentration of older single family homes. In total, sector two had 1,000 dwelling units.
- c.) Sector 3: This sector includes 322 acres. The population before the Community Plan totalled 3,300 persons. Single family housing was the primary land use, and accounted for 280 acres (88% of the sector area). In addition, there were two mobile home parks: one with 153 spaces and one with 75 spaces. The total number of residential units in the sector was 950.
- d.) Sector 4: Sector 4 includes 395 acres. Fifty percent of this acreage was vacant. The pre-plan population was 2,400 residents. The predominant land use was low density single family dwellings. In addition, there were two medium density multi-family housing projects on a total of 27 acres, and one mobile home park with 126 units. The total available housing in the sector was 750 units.
- e.) Sector 5: This sub-area encompasses 868 acres of land. 15,000 persons resided in this area. Ninety-five percent of the land area was already developed. The major land use was low density single family housing. This type of housing accounted for 88 percent of the land area. In addition, there was a small strip of low-medium density multi-family units. The total number of housing units was 3,500.
- Sector 6: Of the 860 acres in sector 6, approximately 650 acres are within the area subject to inundation by a 100 year flood. There are no dwelling units in sector 6.

The spatial allocation of this residential development is summarized in Figure 3.

2. Growth Management Objectives of the Plan

The Otay Mesa-Nestor Community Plan is based on a concept of "valley conservation and a balanced community." This alternative was chosen over three other alternative plans. The selected plan should result in a population of 45,000 and 13,300 available housing units by 1995. Table 1 compares this projected outcome with the projections for the other alternative plans explored.



EXISTING LAND USE

OTAY MESA-NESTOR

JAN. 1977



SINGLE-FAMILY



MULTI-FAMILY



TRAILER PARK



COMMERCIAL



INDUSTRIAL



SCHOOLS



PARKS



CEMETARY



CHURCHES

Table 1

SUMMARY OF ALTERNATIVE CONCEPTS

		Dwelling Units Population	
1.	No Project	13,000	43,000
2.	Mass Transit Located Along Beyer Boulevard	14,450	48,000
3.	Mass Transit Located Along S.D. & Arizona Eastern RR	14,700	49,000
4.	Valley Conservation, & Balanced Community (Selected Concept)	13,300	45,000

Table 2 compares the preplan population and dwelling units with the projected increases in population and housing under the adopted plan.

Table 2

SECTOR	SECTOR ACREAGE	PRE-PLAN		PROJECTED 1995	
		Dwelling Units	Population	Dwelling Units	Population
SECTOR 1	928	3,550	10,800	4,750	15,200
SECTOR 2	373	1,000	3,200	1,540	4,930
SECTOR 3	322	950	3,300	1,330	4,554
SECTOR 4	395	750	2,000	1,980	6,730
SECTOR 5	868	3,500	15,000	3,750	13,200
SECTOR 6	860	0	0	0	0 ¹
TOTAL	4,300	9,750	34,300	13,350	44,000

¹Although there are no dwelling units projected for 1995, the Community Plan does allocate 40 acres to low density multi-family use.

Table 3 summarizes the changes in population and housing units projected by the Community Plan.

Table 3
Predicted Changes in Population and Dwelling Units

SECTOR	CHANGE IN DWELLING UNITS		CHANGE IN POPULATION	
	Numerical	Percentage	Numerical	Percentage
SECTOR 1	+ 1,200	+ 34%	+ 4,400	+ 41%
SECTOR 2	+ 540	+ 54%	+ 1,730	+ 54%
SECTOR 3	+ 380	+ 40%	+ 1,254	+ 38%
SECTOR 4	+ 1,230	+ 61%	+ 4,730	+236%
SECTOR 5	+ 250	+ 7%	- 1,800	- 12%
SECTOR 6	0	0	0	0
TOTAL	+ 3,600	+ 38%	+10,300	+ 30%

The spatial allocation of these residential densities are illustrated in Figure 4. The proposed land use acreage by sector is summarized in Table 5. The total acreage by land use is summarized in Table 6.

C. ADEQUACY OF COMMUNITY FACILITIES

1. Parks and Recreation

a. Existing Facilities

At the time the Community Plan was written, the Otay Mesa-Nestor Communities were served by four parks (Figure 5). The acreage of these parks was as follows:

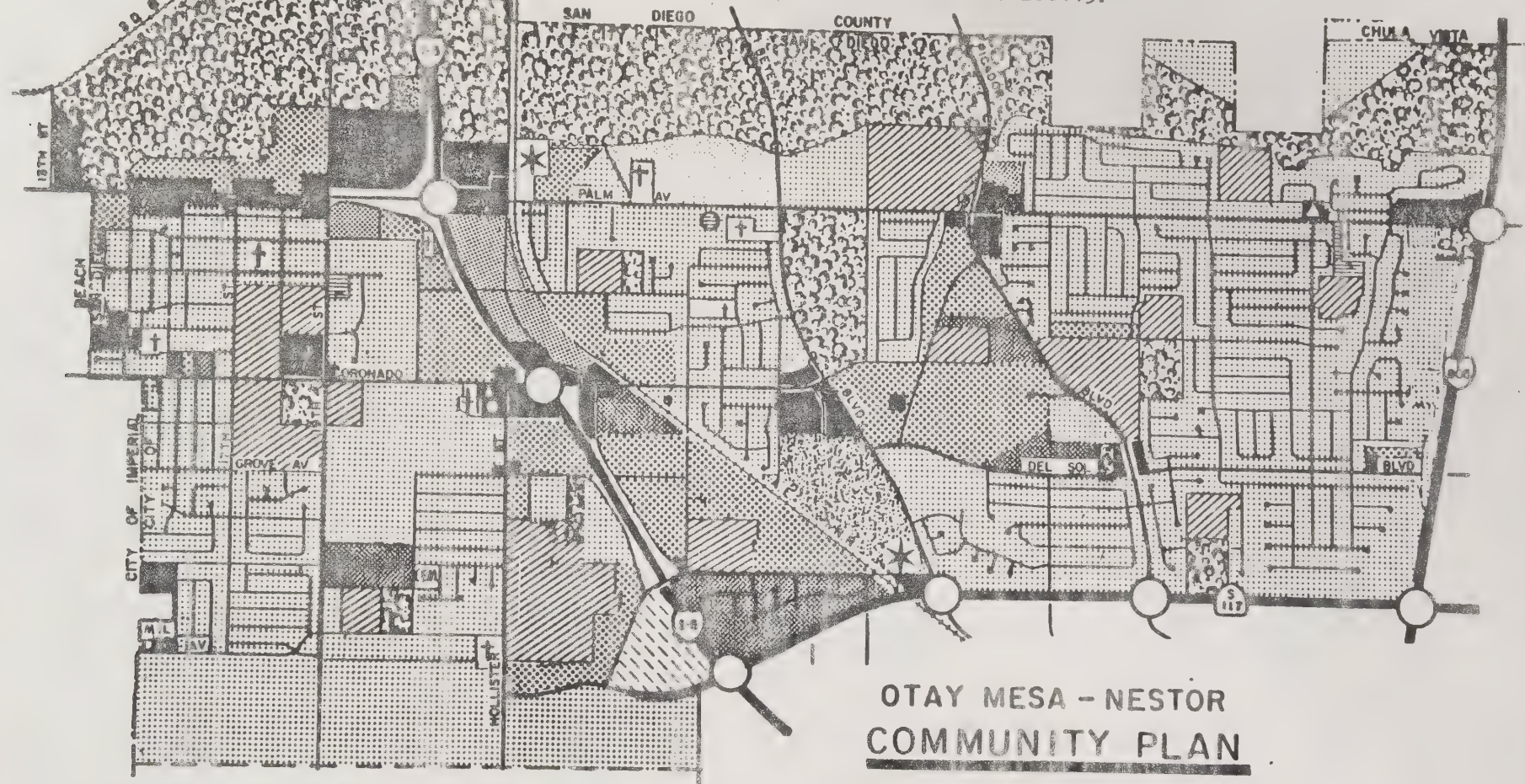
South Bay Park and Recreation Center:	8.6 acres
Berry Neighborhood Park:	5.0 acres
Silverwing Neighborhood Park:	10.0 acres
Montgomery-Waller Memorial Park:	60.0 acres

b. Adequacy of Facilities

According to the Community Plan, sector 5 was deficient in population based parks. Proposed parks to remedy this situation are indicated in Figure 5.

AMENDED COMMUNITY PLAN MAP

THE OTAY MESA-NESTOR COMMUNITY PLAN AMENDMENT WAS ADOPTED BY THE CITY COUNCIL ON AUGUST 25, 1981, BY RESOLUTION NO. 254906, ON JANUARY 18, 1983, BY RESOLUTION NO. 258717 ON APRIL 19, 1983, BY RESOLUTION NO. 258293, AND ON APRIL 10, 1984, BY RESOLUTION NO. 260449.



OTAY MESA - NESTOR COMMUNITY PLAN

RESIDENTIAL EQUIVALENT DENSITY/NET ACRES

- | | | | |
|--|--------------------|--|--------------------|
| | VERY LOW (0-5) | | COMMERCIAL |
| | LOW (5-10) | | INDUSTRIAL |
| | LOW MEDIUM (10-15) | | SCHOOLS |
| | MEDIUM (15-30) | | PARKS & OPEN SPACE |

- | | | | |
|--|-----------------------|--|--------------------------|
| | MANUFACTURING | | FIRE STATION EXISTING |
| | COMMERCIAL RECREATION | | PARK AND RIDE - PROPOSED |
| | UTILITY | | GOVERNMENT |
| | POST OFFICE | | CHURCH |
| | LIBRARY | | |

OTAY MESA - NESTOR LAND USE PROPOSALS

<u>SECTOR 1</u>		
<u>Land Use</u>	<u>Acres</u>	<u>Projection</u>
Schools	136	DU's 4,750
Parks	20	
SF	567	Pop. 15,200
MF	158	
Comm	38	
Misc.	9	
Total	928	
<u>SECTOR 2</u>		
Schools	15	DU's 1,540
O.S.	15	
SF	11	Pop. 4,930
MF	135	
Comm	41	
Comm Rec.	20	
Indr.	108	
Misc	10	
Total	355	
<u>SECTOR 3</u>		
Schools	10	DU's 1,330
Parks	4	
SF	280	Pop. 4,554
MF	22	
Misc.	6	
Total	322	
GRAND TOTAL 4,300		DU's 13,350 Pop. 44,600 A.H.S. 3.3

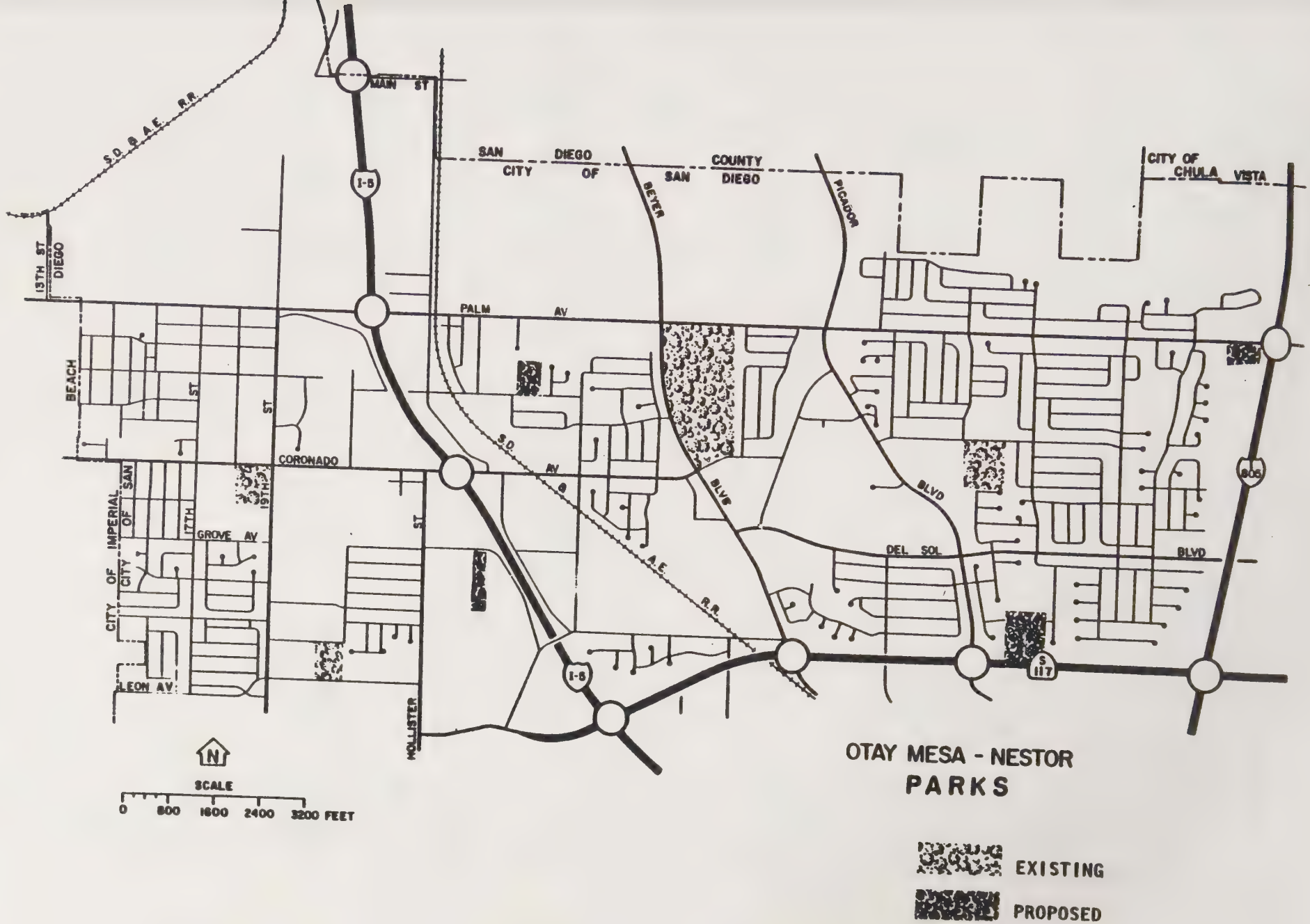
<u>SECTOR 4</u>		
<u>Land Use</u>	<u>Acres</u>	<u>Projection</u>
Schools	60	DU's 1,980
Parks	80	
SF	92	Pop. 6,730
MF	130	
Comm	33	
Total	395	
<u>SECTOR 5</u>		
Schools	75	DU's 3,750
Parks & O.S.(11)	41	
SF	727	Pop. 13,200
MF	10	
Comm	12	
Misc	3	
Total	868	
<u>SECTOR 6</u>		
MF	40	
Open Space	802	DU's 0
Total	842	Pop. 0
Right-of-Way (includes R.R. 590 @35) Total 590		

Table 6

OTAY MESA - NESTOR

LAND USE SUMMARY

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Single-family	1677	40
Multi-family	495	10
Commercial	124	3
Commercial Recreation	20	.4
Industrial	108	3
Schools	296	7
Parks -	134	3
Open Space	828	19
Miscellaneous	28	.6
	<hr/>	<hr/>
	3710	86
Street Right of Way	555	13
Railroad Right of Way	35	1
	<hr/>	<hr/>
	590	14
TOTAL	4300	100



2. Libraries

a. Existing Facilities

The Community Plan identifies 2 branch libraries and one temporary library serving the Community.

b. Adequacy of Facilities

According to the Plan, the library service in the area will be adequate with the construction of a permanent branch library.

3. Fire Service

a. Existing Facilities

Prior to the adoption of the Community Plan, the Otay Mesa-Nestor Communities were served by two fire stations. The two stations had a total of three engines and two four-man companies. In emergencies, one truck and an eight man company were available from San Usidro.

b. Adequacy of Facilities

The Community Plan states that to maintain an adequate standard of fire service and to provide for future needs, the present fire stations must be retained and improved as necessary.

4. Schools

a. Existing Facilities

The Community Plan identified nine elementary, three junior high, and two senior high public schools, a Catholic high school, and a Parochial elementary school serving the community. At the time the Plan was written, two elementary school districts and one secondary district operated the public schools.

b. Adequacy of Facilities

The Plan did not identify any deficiencies concerning the educational facilities in the area.

5. Transportation

a. Existing Facilities

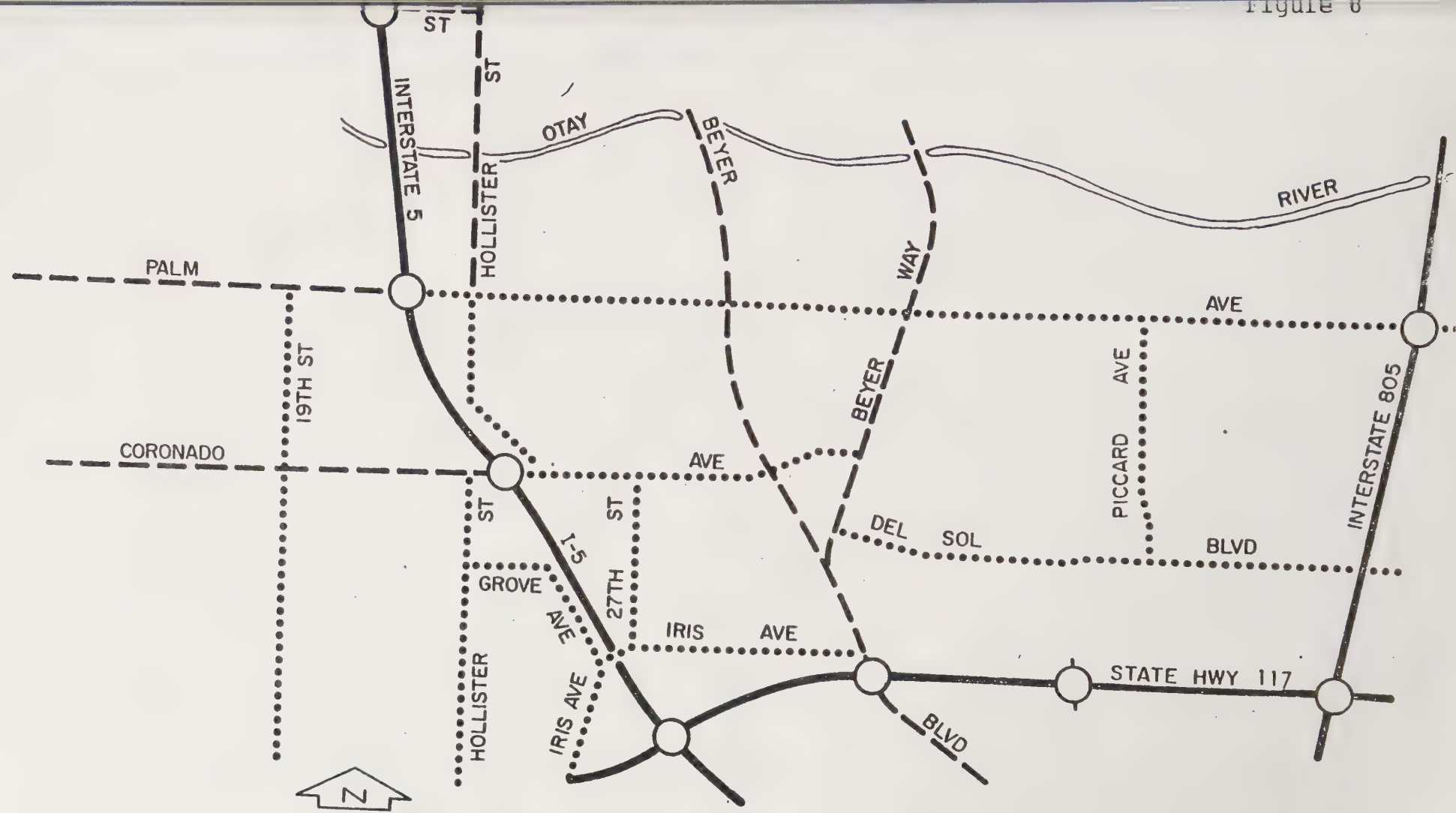
In the Otay Mesa-Nestor Community Plan, the streets are classified according to their function under five categories: Freeway, Prime Arterial, Major Street, Collector Street, and Local Street (Figure 6).

Four bus routes served the Otay Mesa-Nestor area (Figure 7).

b. Adequacy of Facilities

The Community Plan identified deficiencies in traffic volume capacity in certain areas through comparison of the City

D-83



1976 FUNCTIONAL STREET CLASSIFICATION MAP





-  FREEWAY
-  MAJOR STREET
-  COLLECTOR STREET
-  INTERCHANGE

Figure 7

D-84



OTAY MESA - NESTOR
EXISTING BUS ROUTES



- | | | | |
|-----------|--|-------|---|
| ● ● ● ● ● | ROUTE 32
DOWNTOWN TO INTERNATIONAL BORDER | | ROUTE 100
SOUTH BAY LIMITED (EXPRESS ONLY) |
| | ROUTES 33 & 33A
IMPERIAL BEACH TO OTAY MESA | ◆ | TRANSFER POINTS |
| - - - - - | ROUTE 51
OTAY MESA TO SAN YSIDRO | * | TERMINALS |

Street Standards to existing 1976 traffic volumes (see Figure 8 and Table 7). The following deficiencies were identified:

Beyer Boulevard was currently experiencing traffic volumes at 92 percent over desirable capacity. Congestion occurs at two intersections; Palm Avenue to the north, and Coronado Avenue to the south. Beyer Boulevard had an accident rate 64 percent above the city-wide average for the respective street classification.

Traffic volumes on the following streets exceed the designed capacity in excess of 100 percent: Main Street (from I-5 to Hollister Street), Beyer Way (from the North City Limit to Beyer Boulevard), and Coronado Avenue (from Hollister Street to Beyer Boulevard). Hollister Street (from Palm Avenue to Coronado Avenue) had an accident rate 63 percent above the city-wide average. Piccard Avenue had an accident rate 37 percent above the average. Since these streets had volumes below desirable capacity, the high accident rate indicated a need for street design and traffic control improvements.

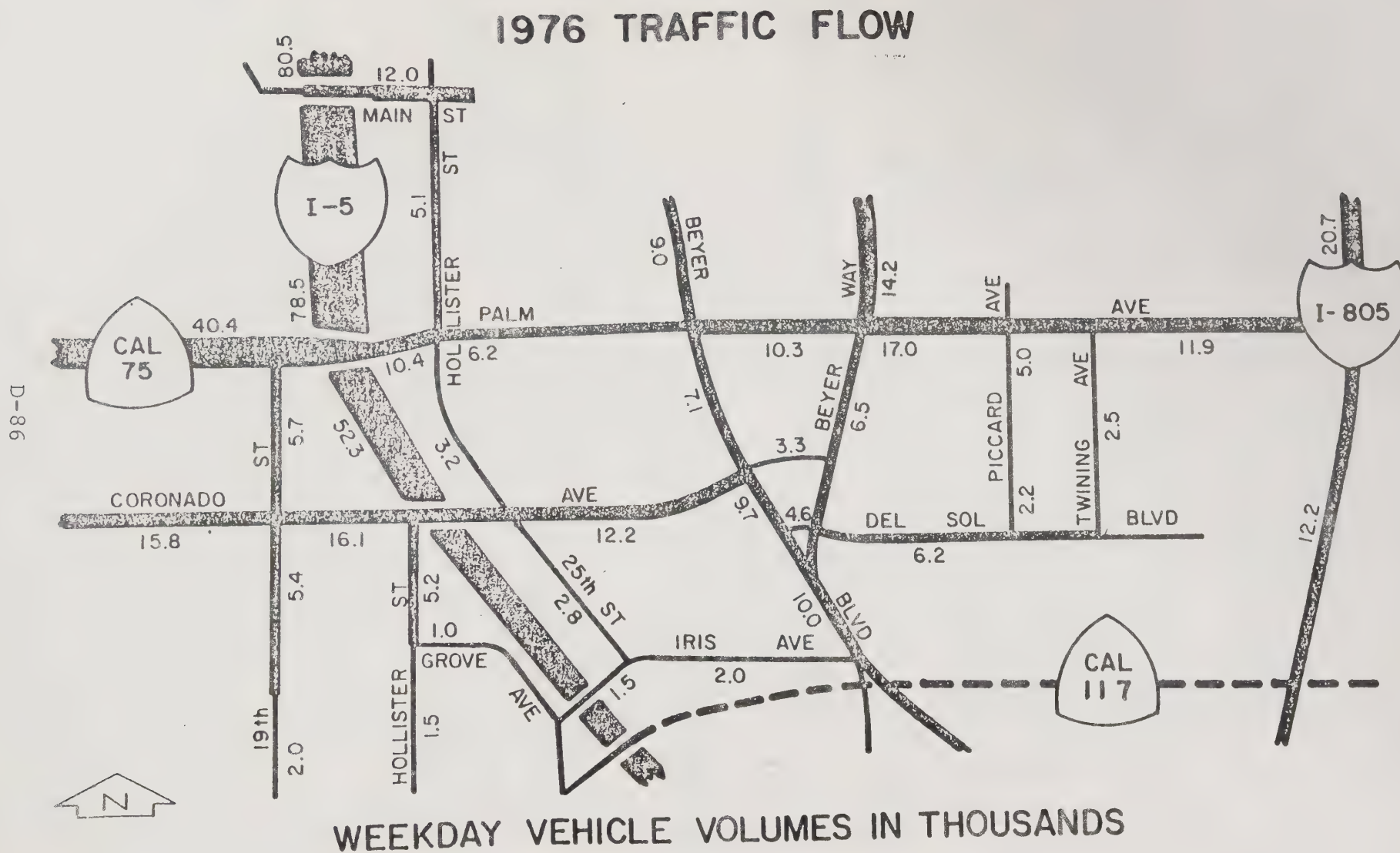
The street improved network necessary to serve anticipated traffic demand is illustrated in Figure 9.

The San Diego Transit Corporation has accorded the community the highest priority for improved existing bus service.

6. Miscellaneous Facilities

The Otay Mesa-Nestor Community Plan made the following observations:

- A community bikeway system should be developed.
- The existing police station provides a high degree of service to the community. This facility should be improved and upgraded as necessary to meet future needs.
- The existing medical facilities should be expanded to meet increased demands in the future. A community out patient clinic should be centrally located in the area. The county services should be expanded.



CITY OF SAN DIEGO STREET DESIGN STANDARDS*

Appendix I
(To Council Policy 600-4)

FUNCTIONAL STREET CLASSIFICATION	NUMBER OF LANES	APPROX. MAX. ADT	R.O.W. WIDTH	CURB (OR OTHER) WIDTH	MEDIAN WIDTH	SHOULDER WIDTH	MINIMUM RADIUS OF CURVE	MAXIMUM GRADE
Primary Arterial	6	47,000	122' (1)	102'	14'	8'	1000'	6%
	4	28,000	98' (1)	78'	14'	8'-10' (4)	1000'	6%
Major	6(2)	32,000	122' (3)	102'	14'	8'-10' (4)	1000'	7%
	4	25,000	98' (3)	78'	14'	8'-10' (4)	1000'	7%
	4	18,000	88'-98' (5)	68'-78'	4'	8'-10' (4)	1000'	7%
Collector Street	4	10,000	84'-98' (5)	64'-78'	0-14'	8'-13' (4)	500'	12% (6)
	2	5,000	60-70' (7)	40'-50' (7)	0'	8'-13'	300'	12% (6)
Local Street (8)								
Industrial	2	5,000	70'	50'	0'	13'	200'	8%
Commercial	4	10,000	84'	64'	0'	8'	200'	8%
	2	5,000	60'	40'	0'	8'	200'	8%
Residential	2	5,000	60'	40'	0'	8'	100'	15%
	2	1,500	56'	36'	0'	8'	100'	15%
	2	700	52' (9)	32' (9)	0'	8'	100'	15%
	2	200	50' (9)	30' (9)	0'	8'	100'	15%
Bikeways								
Separated facility	2	--	12'	8'-10' (10)	0'	-	15'	7%
Within Street R/W (11)	2	--	10'-16' (12)	10' (13)	0'	-	15'	Grade of St.
Within Roadway (14)	2	--	--	5'-8'	0'	-	15'	Grade of St.
Alley								
Sidewalk	2	--	20'	20'	0'	-	100'	15%
	(15)	--	--	4'-5' (16)	0'	-	-	Grade of St.

1. Full control of access from abutting property.
2. Used only where property owners elect and are authorized to construct additional lanes to convert a four lane primary arterial to a major street in order to gain access.
3. Access and parking control at critical locations. Additional width required for double left turn lanes.
4. 10' where State or Federal design standards apply.
5. 98' required where left turn lanes are needed.
6. 8% in commercial areas.
7. 70' R.O.W. and 50' curb width in industrial areas.
8. Frontage roads or other single loaded streets: R.O.W. and curb widths may be reduced in residential areas to provide streets of 47/32' (5000 ADT), 43/28' (1500 ADT) and 41/26' (700 and 200 ADT). R.O.W. may be reduced 5' in commercial or industrial areas with no decrease in curb width.
9. Where no parking will be allowed, curb to curb width may be reduced to 24' with right of way width of 44' (R.O.W. 34' where sidewalks are provided separately from streets).
10. 10' facility where substantial amount of traffic volume is anticipated (e.g. near schools).
11. Located in curb to property line area.
12. 16' provides for 6' landscaped separation between bikeway and roadway along major/primary arterials.
13. Street lights, hydrants, etc., accommodated within paved 10' area.
14. One-way traffic on each shoulder, no parking. Separation from traffic lane varies from 6" white line to 2' island.
15. Sidewalk on each side except on single loaded streets.
16. Minimum clear unobstructed width - 4' residential areas, 5' in commercial and industrial areas (excludes curb top width, fire hydrants, light poles, transformers, etc.)

*NOTE: These are standards applicable primarily to newly developing areas without unusual terrain problems. In difficult terrain and in older developed areas where flexibility is lost, they may represent only desirable goals which the designer attempts to achieve.

Appendix E
Detailed Results of the Growth
Management Questionnaire

QUALITY OF LIFE SURVEY

RANCHO BERNARDO

Response Rate

A total of 390 questionnaires were distributed to residents of Rancho Bernardo. Of these, 138 were returned completed and 16 were returned either unopened or blank. Eighty-three percent of those returned completed also included written comments. The overall usable response rate was 35 percent, the highest rate of return from any of the five communities.

Characteristics of Respondents

The majority of the residents responding (roughly 63 percent) had lived in the community for over five years. Fifty-one respondents (approximately 37 percent) had moved into the community within the past five years. Approximately 92 percent of these newer residents indicated that a pleasant environment was a very important factor in their decision to move to Rancho Bernardo. Other factors cited as very important were educational and cultural opportunities (25 percent), friends and/or family nearby (23 percent), and affordable housing (22 percent). Proximity to the work place was a very important consideration for only 14 percent, while the availability of public transportation was a very important factor for only 2 percent. The following table indicates the distribution of responses for those people who moved into the community in the past five years.

Factors Influencing Residential Location in
Rancho Bernardo in the Past Five Years
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	7 (14%)	8 (16%)	25 (49%)	11 (22%)
Family and/or Friends Nearby	12 (23%)	10 (20%)	21 (41%)	8 (16%)
Educational and Cultural Opportunities	13 (25%)	14 (27%)	13 (25%)	11 (22%)
Availability of Public Transit	1 (2%)	11 (22%)	28 (55%)	11 (22%)
Affordable Housing	11 (22%)	20 (39%)	8 (16%)	12 (23%)
Pleasant Environment	46 (90%)	4 (8%)	0 (0%)	1 (2%)

Future Plans

One hundred and twenty-seven (92 percent) of the respondents indicated that they would remain in the community for the next five years. Of those staying, 35 percent had moved into Rancho Bernardo during the past five years. Eleven respondents (8 percent) indicated that they would leave Rancho Bernardo in the next five years. Slightly over 54 percent of those people who intend to leave had lived in the area for less than five years.

The respondents attached very similar importance to several factors in their decisions to stay in or to leave Rancho Bernardo. The factor most frequently cited as very important in the decision to stay or leave was the pleasant quality of the environment. While slightly over 72 percent of those leaving cited a pleasant environment as a very important consideration in their decision to leave, slightly over 86 percent of those staying in the area indicated that a pleasant environment was a very important factor in their decision to stay. Few people either leaving or staying identified the availability of public transit as an important consideration in their decision (9 percent and 5 percent, respectively). The accompanying tables summarize the importance attached to each factor in the respondents' decision to stay in or to leave Rancho Bernardo.

Rating of Factors Influencing Decision
to Stay in Rancho Bernardo
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	13 (10%)	17 (13%)	61 (48%)	36 (28%)
Family and/or Friends Nearby	44 (35%)	37 (29%)	26 (20%)	20 (16%)
Education and Cultural Opportunities	24 (19%)	46 (36%)	29 (23%)	28 (22%)
Availability of Public Transit	6 (5%)	26 (20%)	64 (50%)	31 (24%)
Affordable Housing	21 (16%)	35 (28%)	37 (29%)	34 (27%)
Pleasant Environment	110 (87%)	0 (0%)	14 (11%)	3 (24%)

Rating of Factors Influencing Decision
to Leave Rancho Bernardo
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	2 (18%)	1 (9%)	5 (4%)	3 (27%)
Family and/or Friends Nearby	3 (27%)	3 (27%)	3 (27%)	2 (18%)
Educational and Cultural Opportunities	3 (27%)	3 (27%)	2 (18%)	3 (27%)
Availability of Public Transit	1 (9%)	1 (9%)	6 (54%)	3 (27%)
Affordable Housing	3 (27%)	2 (18%)	4 (36%)	2 (18%)
Pleasant Environment	8 (73%)	0 (0%)	1 (9%)	2 (18%)

Community Services Ratings

Overall Ratings of Community Facilities

In general, those people responding to the questionnaire attached a high rating to the quality of the public services in Rancho Bernardo. The following section describes the distribution of the survey responses regarding the adequacy of service and the perceived changes in service over the last five years for each governmental service. The results of the survey responses are summarized in the accompanying table.

Perceived Quality of Community Services
in Rancho Bernardo
number (percent)

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	31(16%)	55(40%)	9(6%)	4(3%)	0(0%)	28(20%)	7(5%)	62(45%)
Parks	19(14%)	56(41%)	40(29%)	7(5%)	3(2%)	45(33%)	15(11%)	58(42%)
Libraries	38(27%)	69(50%)	21(15%)	3(2%)	1(1%)	42(30%)	8(6%)	71(51%)
Police Protection	33(24%)	59(46%)	21(15%)	11(8%)	7(5%)	36(26%)	14(10%)	76(55%)
Fire Protection	59(43%)	64(50%)	4(3%)	2(1%)	1(1%)	33(24%)	2(1%)	88(64%)
Public Transit	19(14%)	57(41%)	28(20%)	12(9%)	6(4%)	40(29%)	4(3%)	71(51%)
Freeways & Highways	76(55%)	52(38%)	4(3%)	2(1%)	1(1%)	65(47%)	10(7%)	49(35%)
Local Streets	48(35%)	54(39%)	23(17%)	9(6%)	2(1%)	21(15%)	38(27%)	68(49%)

Note: The difference between the total percent and 100% represents the percentage of respondents with no opinion.

- Schools

Summary of Findings

The survey responses indicated that the households in Rancho Bernardo are pleased with the quality of the educational facilities in the community. The evaluation of the schools as good or very good was fairly uniform among the long and short-term residents regardless of future mobility. The notable exception is that those respondents recently arrived and planning to continue residence expressed the greatest dissatisfaction with the quality of the facilities. The overall high level of satisfaction among the respondents is consistent with the current under use of the available facilities in the community.

The majority of the respondents asserted that the schools had either remained the same or improved over the past five years. Few indicated that the quality of the schools had declined. Opinions did not vary radically based upon length of tenancy or future mobility. The responses are consistent with the increased under use of the facilities perpetuated by the decreases in enrollment and increases in facilities between 1979 and 1984.

Service Ratings

The schools serving the Rancho Bernardo area received a high evaluation from the survey respondents. Almost 40 percent of the households indicated that the educational facilities were good, while an additional 22 percent rated the schools as very good. Roughly 6 percent rated the schools as fair. Only 3 percent felt the schools were poor, and none reported that the facilities were very poor. The remaining 28 percent of the respondents did not evaluate the quality of the educational facilities.

The evaluation of the educational facilities was consistent among the responding groups with one notable exception. Those households who had recently moved into the community and plan to continue residence in the next five years exhibited more dissatisfaction with the quality of the schools than the older residents planning to stay and all the respondents planning to leave. Roughly 7 percent of those who had moved into the area within the past five years rated the schools as poor. In contrast, only 1 percent of the long-term residents planning to stay rated the schools as poor, and none of the long or short-term residents planning to leave evaluated the schools as poor or very poor.

The high degree of satisfaction indicated by the survey response is consistent with the available educational facilities serving the community. In 1984, the schools serving the community were under enrolled by almost 5 percent.

Perceived Changes

Approximately 45 percent of the survey respondents asserted that the quality of the school facilities had remained the same over the past five years. Over 20 percent indicated that the facilities had improved. Slightly over 5 percent felt that the schools had declined. The remaining 30 percent did not express any opinion regarding changes in the educational facilities.

Residents of the area for less than five years who intend to leave indicated that the level of service had either improved or remained the same (2 respondents each). The remaining respondents had no opinion regarding changes in the educational facilities. Four of the residents of more than five years planning to leave the community indicated that the quality of the schools had improved. The remaining respondent did not express an opinion.

Those households planning to stay were divided over this issue. However, the majority of both the long-term and the short-term residents planning to stay felt that the quality of the schools had remained unchanged (43 and 55 percent respectively). Approximately 7 percent of the newer residents felt that the schools had declined, while almost 5 percent of the older residents made a similar assessment. Only 7 percent of the newer residents thought that the schools had improved, while 23 percent of the residents for more than five years responded similarly.

These findings are consistent with the actual changes which occurred in Rancho Bernardo between 1979 and 1984. During this period, enrollment in Rancho Bernardo decreased slightly. As a result of increased facilities and the decrease in enrollment, the schools in Rancho Bernardo were under-enrolled in 1984 by approximately 5 percent.

- Park and Recreation Facilities

Summary of Findings

It appears that the needs of the residents of Rancho Bernardo are adequately served by the existing recreational opportunities. A great majority of both the newer and the longer term residents appear to be satisfied with the existing facilities. Even those people leaving the community within the next few years seem to be satisfied with the available facilities. These findings appear to coincide with the assertion of the 1977 Community Plan regarding the high quality of the recreational opportunities in Rancho Bernardo.

According to the majority of the responses received, it appears that the quality of the recreational facilities has remained stable throughout the past five years. A slightly smaller percentage indicated that recreational facilities have improved, while a very few asserted the facilities had declined. Generally, the addition of a 35.10 acre community park (partially developed by 1984) combined with the vast array of opportunities originally provided by the developer (AVCO) have maintained an adequate level of service to accommodate the population of Rancho Bernardo.

Service Ratings

Overall, the park and recreation facilities received a fair to good review from the survey respondents. Approximately 14 percent of the residents rated the recreational facilities as very good, and an additional 41 percent rated these facilities as good. Roughly 29 percent assessed the recreational facilities as fair, while 5 percent described these opportunities as poor, and 3 percent rated them as very poor. Slightly over 9 percent of those responding had no opinion as to the quality of the available park and recreational facilities.

The ratings attached to these facilities can also be assessed in light of the future residential location intentions of the respondents. Half of the six respondents who moved into the community during the last five years and who intend to leave the community within the next five years rated the recreational facilities as fair. Of the remaining people in this category, one indicated that the facilities were very good, while the remaining two assessed the facilities as good. Of the five respondents who had lived in the community over five years and intend to leave within the next five years, two indicated that the facilities were very good, and three rated the opportunities as good.

A high percentage of the 45 respondents who had lived in Rancho Bernardo less than five years and intend to remain in the community for the next five years rated the recreational facilities favorably. A total of 67 percent of the respondents attached a rating of good or very good to these facilities. Roughly 20 percent indicated that the facilities were fair, and only 2 percent rated the facilities as poor. The remaining respondents offered no opinion on the quality of the recreational facilities. Of the 82 respondents who had lived in Rancho Bernardo for more than five years and planned to continue residence in the community, 50 percent indicated that the recreational facilities were either good or very good. Slightly over 30 percent rated the facilities as fair. Almost 10 percent asserted that the facilities were either poor or very poor. The remainder of the respondents did not attach a rating to the recreational and park facilities in Ranch Bernardo.

Perceived Changes

Slightly over 32 percent of all the survey respondents asserted that the quality of service provided by community recreational facilities had improved during the last five years. An additional 42 percent indicated that the level of service had not changed. Only 11 percent claimed that the level of service had declined between 1979 and 1984. The remaining 14 percent did not comment on the changes in service over the last five years.

Residents of the area for less than five years who intend to leave within the next five years indicated that the level of service had either improved or remained the same (2 respondents each). The remaining respondent had no opinion regarding these facilities. Residents for more than five years planning to leave the community were divided over whether the level of service provided by the facilities had improved, declined, or remained the same (33, 17 and 17 respectively).

The majority of the 45 inhabitants who had moved into Rancho Bernardo within the past five years and intend to stay felt that the recreational facilities had remained unchanged in the past five years (42 percent). Roughly one third of these people felt the recreational opportunities had improved over the past five years. Only 11 percent indicated that the recreational facilities had declined from 1979 to 1984. The remaining respondents (13 percent) had no opinion on the matter. Of the 82 longer term residents planning to stay, 44 percent indicated that the level of service had remained stable. Almost 32 percent asserted that the level of service had improved, while only 10 percent felt the level of service had declined. Almost 15 percent expressed no opinion.

Between 1979 and 1984, one community park of 35.1 acres was partially developed in Rancho Bernardo. According to the responses received, it appears that in general the addition of this facility and the vast array of recreational facilities originally provided by the developer AVCO have maintained an adequate level of service in the community over the past five years.

- Libraries

Summary of Findings

The result of the survey suggests that the residents of Rancho Bernardo are very satisfied with the existing library facilities. The majority of all the residents rated the existing facilities as either good or very good. This result is consistent with the assertion of the Community Plan regarding the adequacy of the level of service provided by the existing library.

According to the majority of the survey responses, the quality of library service in Rancho Bernardo has remained stable over the past five years. However, a substantial percentage of households indicated that the facilities had improved. It appears that the addition of 18,500 volumes between 1979 and 1984 has aided in maintaining the level of service customary of the library serving the Rancho Bernardo community.

Service Ratings

The library facilities received a favorable review from the residents of Rancho Bernardo. Over 77 percent of the 138 respondents assessed the library facilities as good or very good. Slightly more than 15 percent rated the libraries as fair, and less than 3 percent described the facilities as poor or very poor. The remaining 4 percent did not assess the libraries.

Of the 6 households who moved into the community within the past five years and are planning to leave, approximately 50 percent indicated that the libraries in Rancho Bernardo were good. One third of the 6 who are planning to leave assessed the facilities as very good, while one respondent indicated that the facilities were only fair. In comparison, the 45 households planning to stay rated the libraries slightly less favorably than those planning to leave. Roughly 28 percent rated the libraries as very good, while an additional 42 percent rated the libraries as good. Twenty percent felt the facilities were only fair, while 4 percent rated the libraries poorly.

The 5 respondents who had resided in the area for more than five years and intend to leave within the next five rated the library facilities very highly: slightly less than half of the respondents rated the libraries as very good, while the remainder rated the libraries as good. The 82 long-term residents who intended to stay in the area gave a similar but slightly less favorable review to library facilities. The majority of these households (54 percent) indicated that the libraries were good, while an additional 26 percent evaluated the facilities as very good. Only 13 percent felt that the libraries were poor, and 1 percent each rated the facilities as poor or very poor. The remaining 5 percent did not express any opinion.

Perceived Changes

The majority of the survey respondents (51 percent) indicated that the quality of the library in Rancho Bernardo has remained stable during the last five years. An additional 30 percent of the respondents felt that the quality of the library had improved between 1979 and 1984. Only slightly more than 5 percent asserted that the library had declined in quality. The remaining 12 percent of the households in the service area did not evaluate the level of service over the past five years.

Perception of changes in the quality of service provided by the library varied slightly according to length of residence or future residential plans. The majority (43 percent) of the long-term residents (over five years) planning to continue residence in Rancho Bernardo indicated that the level of service provided by the library did not change over the past five years. Approximately 39 percent felt that the facility had improved while only eight percent asserted that the facility had declined in quality. Slightly under ten percent did not evaluate the change in service. In contrast, three fifths of those long-term residents planning to leave felt the quality of the library had remained the same. Only one fifth felt the facilities had improved. One respondent did not express any opinion.

The majority (one third) of the residents of less than five years who intend to leave the community within the next five years felt that the library had improved since they moved into the neighborhood. One sixth indicated that the facility had remained the same; an additional one sixth thought the facility had declined. The remaining third did not evaluate the change in the facilities. Over 68 percent of those newer residents planning to stay indicated that the library facilities had not changed during the course of their residency. None of these respondents asserted that the library had declined, while 18 percent stated that the facility had improved. Slightly over 13 percent of the remaining respondents did not express an opinion.

Between 1979 and 1984, the Rancho Bernardo library added approximately 18,500 volumes into circulation. According to the General Plan standards, this addition was more than sufficient to accommodate changes in population between 1979 and 1984 in Rancho Bernardo. Although the service area of the library is slightly over the two mile radius suggested by the General Plan, the survey results indicate that the residents are very satisfied with library service in Rancho Bernardo. According to the Community Plan this level of satisfaction should be maintained until the population reaches 25,000.

- Police

Summary of Findings

The police protection services received one of the lowest evaluations of all the services reviewed. Despite this, overall the majority of the residents in Rancho Bernardo rated the level of service as either good or very good. Newcomers to the community who intended to stay appeared to be the most enthusiastic about the level of service. In contrast, these long and short-term residents planning to

leave gave the police services a slightly less favorable rating. The findings seem to support the assertion of the Community Plan that additional facilities will be required by 1985.

The majority of the residents indicated that the quality of the police service had remained the same over the past five years. More than twice the percentage of respondents who indicated the service had declined felt that the service level had improved. Those residents planning to stay were the most enthusiastic about the improved level of service. These findings reflect to some degree the actual changes affected by the 1980 bond issue which resulted in the establishment of an area station in Los Penasquitos. This station has provided additional service to the Rancho Bernardo community since 1982.

Services Ratings

The residents responding to the survey were more dissatisfied with quality of police protection than with any other public service. Over 5 percent of those repoding felt that the level of police service as poor. Despite these ratings, the majority (46 percent) of the residents rated the police force as good, while an additional 24 percent assessed the police service as very good. Slightly over 15 percent rated the police as fair. The remaining 5 percent offered no opinion as to the quality of the police service.

The opinions of the respondents varied slightly according to length of residency and future residence plans. Those respondents who had moved into the area within the last five years and intend to stay gave the police service the highest rating of any resident group. Over 26 percent of these residents rated the plice as very good. Only 7 percent of these households reported that the service level was poor or good. In contrast, the long and short term residents planning to leave gave a slightly less favorable rating to the police protection services. Four of the 11 residents planning to leave rated police service to the area as either poor or very poor. Over 12 percent of those long-term residents planning to stay also indicated that the level of service was either poor or very poor.

The greater dissatisfaction among respondents with regard to police than to most other community services seems consistent with the assertion in the Community Plan that at least one-half additional patrol unit would be required by 1985. This finding is also indicative of the fact that the San Diego Police Department facilities are generally at maximum capacity. The San Diego ratio of 1.5 units per 1,000 population is lower than the national average of 2.0 units per 1,000. These findings suggest that as the development of Rancho Bernardo continues, additional police facilities may be required to supplement service to the area.

Perceived Changes

The majority (55 percent) of the respondents indicated that the quality of police protection in Rancho Bernardo had remained the same over the past five years. An additional 26 percent responded that the level of service had actually improved. Slightly over 10 percent felt that service to the area had declined. The remaining 9 percent did not evaluate the changes in the quality of service.

The reported perceived changes in service level varied to some degree according to length of tenancy and future tenancy plans. More long-term residents planning to leave felt the level of service had declined than any other respondent group. Two of the five households reported that service had declined. The remaining three either felt that service had remained the same (2 respondents) or that service had improved (1 respondent). In contrast, more long-term residents anticipating continued tenancy indicated that police protection in the area had improved than any other responding group. Over 31 percent reported that service had improved over the past five years.

The responses of the residents surveyed reflect to some degree the actual changes which occurred between 1979 and 1984. In 1980, a bond issue passed which allowed the Police Department to decentralize its operation through the establishment of seven area stations. The purpose of this decentralization was to improve service to the growing population of San Diego. By 1982, an area station was established in Los Penasquitos. This station has provided additional service to the Rancho Bernardo community.

- Fire Protection

Summary of Findings

The survey respondents allocated a very high rating to the fire protection facilities in Rancho Bernardo. The vast majority of the households reporting indicated that the service had remained at a consistently good level of service from 1979 to 1984. A high percentage indicated that the facilities had improved over the five year period. These opinions did not vary widely with regard to the length of tenancy or the future residential plans of the households.

The perceived high quality of service is consistent with the conclusions presented in the Community Plan regarding the adequacy of the fire protection facilities in Rancho Bernardo. However, according to the City's Fire Department, service to areas such as Rancho Bernardo is particularly difficult because of the physical size of the service area.

In these lower density communities, protection can be substantially lessened to other adjacent areas if back-up units are required at one particular scene. Interestingly, the residents do not appear to be aware of this growing problem, as is evidenced by their ratings and perceptions of change in fire protection service.

Service Ratings

The fire protection services in Rancho Bernardo received an enthusiastic review from the responding households. Over 93 percent of the residents reviewed the service as either good or very good. Slightly under 3 percent rated the service as fair, while 2 percent judged the service to be either poor or very poor. Approximately 6 percent of the respondents did not evaluate the level of service.

There was very little variance in the survey responses either among the newer or older residents, or those residents planning to leave or to stay in the area. In all of these groups, over 83 percent of the respondents rated the fire protection service as either good or very good. Those households planning stay in the community, regardless of their length of tenancy, were the only respondents to rate the fire facilities as either fair or poor (3 percent and 2 percent respectively). These findings are consistent with the assertion of the Community Plan regarding the adequacy of the fire fighting facilities serving the area.

Perceived Changes

The majority (64 percent) of the survey respondents asserted that the quality of service provided to the area had remained consistent throughout the past five years. An additional 24 percent indicated that fire fighting service to the area had improved. Only 1 percent felt that the level of service had declined, while 11 percent had no opinion on the change in service.

The perceived changes in service varied slightly between the newer and the longer term residents. Almost 30 percent of the more established residents indicated that services had improved over the past five years. In contrast, less than 18 percent of the newer residents cited any improvement of service. This perception of improved service could be attributed to the recent addition of another truck company to the Penasquitos fire station. The responses showed little difference in opinion between the respondents who chose to leave or stay in the area. The majority of all these respondents, regardless of their length of tenancy, felt that the services had improved or remained at the previously high level.

- Public Transit

Summary of Findings

Although some residents expressed one of the highest levels of dissatisfaction when rating the public transit services, the majority of the respondents felt that the system was good. This distribution of responses was fairly uniform among the various respondents. The majority of the households asserted that the level of service had remained the same over the past five years, while a fairly high percentage indicated that transit service had improved. This viewpoint was essentially common to all the respondents, regardless of past tenancy or future mobility.

Service Ratings

Some of the residents expressed one of the highest levels of dissatisfaction when evaluating the public transit in Rancho Bernardo. Almost 9 percent of the respondents indicated that public transit was poor, and an additional 4 percent rated the service as very poor. These respondents indicated that the public transit to downtown was particularly poor. In spite of these ratings, over 41 percent indicated the system as good and 14 percent rated the service as very good. Over 20 percent judged the transit system as fair. The remaining 12 percent did not assess the public transit system.

The distribution of responses was fairly uniform among the various groups. On the whole, the shorter term residents, regardless of their future residential plans, reviewed the public transit system less favorably than the longer term residents. Over 4 percent of the newer residents planning to stay in the area rated the public transit as very poor, and 13 percent rated it as poor. Twenty percent felt the service was only fair. Over 44 percent rated the service as good. Only 7 percent indicated that the transit system was very good. The remaining 11 percent offered no opinion. The newer residents planning to leave rated the transit system more favorably, with one third of the 6 respondents rating the system as very good, and one sixth rating the service as good. However, an additional one third rated the service as fair, and the remaining percentage viewed the service as very poor. Of the 5 older residents intending to leave the area, 2 felt the service as very good, and 3 evaluated it as good. Of the older residents intending to remain, 15 percent rated the level of service as very good. Roughly 40 percent felt the service was good. However, over 20 percent described the transit as fair, and 11 percent believed the service to be either poor or very poor. Roughly 13 percent did not assess the transit facilities.

Perceived and Actual Changes

The majority of the respondents, (51 percent) maintained that the level of service did not change between 1979 and 1984. An additional 29 percent asserted that the transit service in the community had improved over the last five years. Under 3 percent identified a decline in level of service. The remaining 17 percent did not evaluate the changes in level of service. The distribution of responses did not vary significantly among the respondents regardless of their length of tenancy or intended length of residence.

- Freeways and Highways

Summary of Findings

The survey respondents rated the freeways and highways more highly than any other governmental service or public facility. The majority of the respondents felt that the quality of these roads had improved over the last five years. The distribution of responses was relatively uniform among long-term and short-term residents, regardless of their future location plans. However, long-term residents more frequently reported a decline in quality than did the short-term residents.

Service Ratings

The freeways and highways received the most favorable rating of any governmental service in Rancho Bernardo. Over 55 percent of the respondents rated these roads as very good. An additional 38 percent assessed these roads as very good. Under 3 percent indicated that the road network was fair. Slightly over 2 percent assessed the roads as either poor or very poor. The remaining 2 percent did not assess the quality of the freeways and highways. The distribution of ratings was basically uniform among long-term and short-term residents and residents planning to leave or stay in the community.

Perceived Changes

Over 47 percent of the respondents indicated that the highways and freeways had improved between 1979 and 1984. Only 7 percent indicated that the roads had deteriorated. The remaining respondents felt that conditions had remained the same (35 percent) and had no opinion (10 percent).

This perception of change did not vary radically among residents according to length of tenancy or intention to remain or leave. There notable exception was that the long-term residents more frequently cited a decline in quality than did the shorter term residents.

- Local Streets

Summary of Findings

The local streets received a good to very good review from survey respondents. Those residents intending to leave rated the service level lower than those intending to stay. The majority of the respondents perceived no change in the quality of local roads over the past five years. More than any other group, those respondents planning to leave felt the quality of the local roads has deteriorated in the last five years.

Service Ratings

Overall, the local streets in Rancho Bernardo received a favorable rating from the residents. The majority (39 percent) rated these streets as good, and an additional 34 percent rated the local streets as very good. Slightly under 17 percent remarked that the local streets provided a fair level of service. Approximately 7 percent indicated that the local streets operated at a poor service level; an additional 1 percent rated the quality of service as very poor. The remaining 1 percent did not assess the quality of the service provided by the local streets.

The range of responses did not vary dramatically with respect to length of past tenure or intended length of residency. However, those respondents planning to leave did rate the local roads less favorably than those residents intending to stay (27 percent as opposed to 7 percent, respectively).

Perceived Changes

The majority of the respondents (49 percent) felt that the quality of the local streets has remained stable over the past five years. A very high percentage (27 percent) reported that the quality of service on local streets has deteriorated. The residents attributed this decline in quality to the fast rate of growth and the increase in business offices and commercial development in the community. In comparison, only 15 percent felt the roads had improved. The remaining 8 percent offered no opinion.

The distribution of responses among residents was fairly uniform, irrespective of length of tenancy and future tenancy plans. However, four fifths of those long-term residents who plan to leave within the next five years indicated the service levels of the local roads have declined. This group perceived a far greater decline in service level than any other group.

Perceptions of Changes in Quality of Life

- Overall Livability, Noise, Pollution

The vast majority (66 percent) of the respondents reported that the quality of life had declined over the past five years. These residents attributed this decline to the increased noise and traffic generated by the new businesses and commercial development in Rancho Bernardo. Only 2 percent asserted that the quality of life had improved. Almost 30 percent reported no change in environmental quality. The remaining percentage expressed no opinion.

Of the 91 respondents who stated that the quality of life had declined, 61 percent were long-term residents of the community who plan to continue their tenancy over the next five. Over 68 percent of the residents in this group reported a decline in the quality of the living environment in Rancho Bernardo. Four fifths of those long-term residents planning to leave also reported a decline in the community environment. Slightly under 60 percent of the newly arrived residents planning to stay asserted that environmental quality had deteriorated during their tenancy. Over 80 percent of the newcomers who anticipated leaving the community also perceived a decline in the quality of life in Rancho Bernardo. Only 2 percent of all the residents who planned to stay in the area indicated that the living environment had improved. None of the residents moving from the area thought the community environment had shown any improvement. With the exception of the 2 percent of the respondents who expressed no opinion, the remainder of the households felt that the living environments had not changed.

- Access to Work Places, Cultural and Medical Facilities

The majority (46 percent) of the individuals responding indicated that the quality of life in terms of access to various community services and work places had remained unchanged over the past five years. An additional 34 percent reported that in terms of access, the quality of life had improved. Residents attributed the improvements to the new commercial

and medical facilities in the area. Only 12 percent maintained that the quality of life had deteriorated. In general, a greater percentage of the residents planning to leave the community felt that the quality of life had deteriorated than the percentage of those who were planning to remain in Rancho Bernardo. The remaining 7 percent did not offer a judgement.

- Neighborhood Identity and Sense of Community

Fifty-eight percent of the respondents felt that there was no change in the sense of community or neighborhood identity. A much larger percentage of respondents asserted that sense of community had deteriorated in comparison to those who felt the sense of neighborhood identity had improved (27 percent and 12 percent, respectively). Those who sensed a decline blamed the deterioration in quality on the intrusion of commercial development. The remainder of the respondents did not comment on this issue.

The distribution of responses among the various respondent groups was very similar. However, 64 percent of those residents planning to leave, regardless of duration of tenancy, cited a decline in the environment, while only 24 percent of those staying indicated such a deterioration.

- Maintenance and Care of Community Resources and Public Spaces

A great percentage of the respondents either noted no change or a decline in the maintenance and care of community resources and public spaces (43 percent and 38 percent, respectively). Those residents reporting a decline in quality blamed the deterioration on two factors. First, many respondents asserted that since the developer AVCO had left, many of the public spaces were no longer maintained. Second, the respondents asserted that the corporate neighbors were not adequately maintaining their grounds. Only 15 felt that the services had improved. The remaining 4 percent did not express an opinion. Those residents planning to leave the area within the next five years rendered a decidedly less favorable opinion than those residents planning to stay. Nearly 73 percent of the inhabitants planning to leave asserted a decline in overall maintenance, while none indicated improvement. In contrast, 16 percent of those staying maintained the quality had improved, while 35 percent reported a decline.

MIRA MESA

Response Rate

A total of 635 questionnaires were distributed in the community of Mira Mesa. Of these, 159 were returned completed and 5 were returned either unopened or unanswered. Seventy-eight percent of those returned completed included written comments. The overall usable response rate was 27 percent. This was the second highest rate of return from any of the five communities.

Characteristics of Respondents

Of the 159 residents responding, the majority (58 percent), had moved into the community within the past five years. The remaining 67 respondents had resided in the community for more than five years. Approximately 58 percent of the newer residents indicated that affordable housing was a very important factor in their decision to move to Mira Mesa. Other factors cited as very important were a pleasant environment (48 percent) and proximity to place of work (40 percent). The prevalence of educational and cultural opportunities was a very important consideration for only 13 percent, the proximity of friends and family very important for only 5 percent, while the availability of public transit was very important to only 2 percent. The following table indicates the distribution of responses for those people who moved into the community in the past five years.

Factors Influencing Residential Location
in Mira Mesa in the Past Five Years
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	37 (40%)	34 (37%)	13 (14%)	8 (9%)
Family and/or Friends Nearby	5 (5%)	25 (27%)	48 (30%)	14 (15%)
Educational and Cultural Opportunities	12 (13%)	32 (35%)	34 (37%)	14 (15%)
Availability of Public Transit	2 (2%)	19 (21%)	59 (64%)	12 (13%)
Affordable Housing	53 (58%)	31 (34%)	2 (2%)	6 (6%)
Pleasant Environment	44 (48%)	37 (40%)	2 (2%)	9 (10%)

Future Plans

One hundred and eleven (70 percent) of the respondents indicated that they would remain in the community in the next five years. Over 26 percent of the survey respondents responded that they intended to leave the community within the next five years. The remaining 4 percent were uncertain of their future plans. Slightly over 49 percent of those residents planning to stay had moved into Mira Mesa within the past five years. Of the 42 households which indicated intention to leave the area, 76 percent had moved into the community within the past five years.

In many cases, the respondents attached very similar importance to several factors in their decision to stay in or to leave Mira Mesa. Similar percentages in both groups indicated that a pleasant environment was either important or very important in their decision to move from or remain in the community (76 and 81 percent respectively). High percentages in both groups also indicated that affordable housing was a very important influence on their decision. Likewise, high percentages in both groups attached no importance to the availability of public transit or to the proximity of friends or family. One striking difference between the two groups was the importance accorded proximity to place of work. Roughly 36 percent of those planning to continue resi-

dence in Mira Mesa reported that proximity to place of work was a very important factor in the decision. In contrast, only 19 percent of those leaving rated proximity to place of work as very important. The accompanying tables summarize the importance attached to each factor in the respondents' decision to continue or to terminate residence in Mira Mesa.

Rating of Factors Influencing Decision to
Stay in Mira Mesa
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	40 (36%)	35 (31%)	26 (23%)	10 (9%)
Family and/or Friends Nearby	20 (18%)	36 (32%)	44 (40%)	11 (10%)
Educational and Cultural Opportunities	23 (21%)	37 (33%)	36 (32%)	15 (13%)
Availability of Public Transit	7 (6%)	25 (22%)	68 (61%)	11 (10%)
Affordable Housing	62 (56%)	32 (29%)	8 (7%)	9 (8%)
Pleasant Environment	55 (49%)	35 (31%)	8 (7%)	13 (12%)

Rating of Factors Influencing Decision to
Leave in Mira Mesa
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	8 (19%)	15 (36%)	10 (24%)	9 (21%)
Family and/or Friends Nearby	2 (5%)	12 (29%)	18 (43%)	10 (24%)
Educational and Cultural Opportunities	7 (17%)	13 (31%)	14 (33%)	8 (19%)
Availability of Public Transit	4 (9%)	5 (12%)	22 (52%)	11 (26%)
Affordable Housing	24 (57%)	8 (19%)	5 (12%)	5 (12%)
Pleasant Environment	25 (59%)	7 (17%)	3 (7%)	7 (17%)

Community Services Ratings

Overall Ratings of Community Facilities

According to the survey responses, the residents of Mira Mesa appear to be pleased with the general quality of the community services. In evaluating the changes in the quality of the services over the past five years, the majority of the respondents indicated that the services had either remained the same or improved in quality. The following sections describe the distribution of the survey responses regarding the adequacy of service and the perceived changes in service over the last five years for each community service or facility. The results of the survey responses are summarized in the accompanying table.

Perceived Quality of Community Services
in Mira Mesa
number (percent)

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	28(18%)	67(42%)	29(18%)	3(2%)	5(3%)	30(19%)	21(14%)	69(46%)
Parks	32(20%)	56(35%)	47(30%)	13(8%)	3(2%)	63(42%)	11(7%)	53(35%)
Libraries	24(15%)	67(42%)	41(26%)	12(17%)	5(3%)	31(21%)	9(6%)	88(59%)
Police Protection	28(18%)	69(43%)	40(25%)	10(6%)	2(1%)	38(25%)	10(7%)	82(55%)
Fire Protection	47(30%)	80(50%)	19(12%)	2(1%)	0(0%)	46(31%)	3(2%)	79(53%)
Public Transit	16(10%)	46(29%)	43(27%)	16(10%)	16(10%)	35(23%)	23(15%)	68(45%)
Freeways & Highways	68(43%)	64(40%)	17(11%)	3(2%)	2(1%)	96(64%)	11(7%)	25(17%)
Local Streets	34(21%)	61(38%)	38(24%)	18(11%)	4(2%)	39(26%)	45(30%)	52(35%)

Note: The difference between the total percent and 100% represents the percentage of respondents with no opinion.

- Schools

Summary of Findings

The survey responses indicated that the residents of Mira Mesa are satisfied with the quality of the schools in their community. The evaluation of the schools as good was fairly uniform among both the long and short term residents, regardless of future residential plans. The majority of the respondents in all groups indicated that the quality of education had remained the same over the past five years. However, some of the residents expressed a concern that continued growth would strain the available facilities and result in a decline in quality.

Service Ratings

In general, the survey respondents indicated that the households in Mira Mesa are generally pleased with the quality of the educational facilities. Forty-two percent rated the schools as good, while an additional 18 percent indicated that the schools were very good. Eighteen percent of the respondents reported that the schools were fair in quality. Only 5 percent reported that the schools were poor or very poor (2 percent and 3 percent, respectively). The general content with the educational facilities seems in accordance with the current use of the available facilities. In 1984, the schools serving Mira Mesa were over capacity by only 61 students.

The ratings of the educational facilities did not vary significantly with respect to future mobility and duration of residence. However, newer residents intending to leave reviewed the schools less favorably than any other group. Long term residents planning to stay rated the schools most favorably. In all of the groups, the majority (roughly 40 percent) indicated that the schools were good. Some residents did state that they would leave the community when their children became school age since this school system had the worst reputation of all the schools in the City of San Diego.

Perceived Changes

The majority of the respondents (46 percent) reported that the quality of the educational facilities had remained the same during the past five years. An additional 19 percent felt that the quality of the schools had improved. In contrast, a relatively high percentage (14 percent) reported that the quality of the schools had deteriorated.

The perceptions of any changes in the quality of the educational facilities varied slightly according to length of residency and future residential plans. A much higher percentage of those residents planning to leave, regardless of their length of tenancy, indicated that the quality of the educational facilities had declined rather than improved. In contrast, of those residents planning to stay, a higher percentage of the respondents perceived an improvement rather than a decline in the schools. In all groups except long term residents planning to leave, the majority of the households felt there had been no change in the quality of the schools over the past five years.

These opinions reflect the actual changes which occurred in the schools serving Mira Mesa. From 1979 to 1984, the overall enrollment in the Mira Mesa schools decreased slightly from 9,433 students to 9,370 students. In addition to this overall enrollment decline, while the schools were operating over capacity by 948 students in 1979, by 1984 the schools were over capacity by only 61 students. For some primary school students, the decrease in overcrowding could result in the improved quality of the educational facility. However, the increase overcrowding in the secondary schools could be interpreted to result in a decline in the quality of the education facilities. Some of the residents expressed a concern that the continued development of the area would place additional strain on these overcrowded secondary schools.

- Park and Recreation Facilities

Summary of Findings

The park and recreation facilities received one of the lowest evaluations of all the facilities reviewed. However, the majority of the respondents rated the park and recreation facilities as either good or fair. The long-term residents planning to stay in the area exhibited the highest level of dissatisfaction. The residents of less than five years who intend to stay in Mira Mesa gave the most enthusiastic rating to the parks of all the respondents in this community.

According to the survey responses, the majority of the residents felt that the quality of the recreational facilities had improved between 1974 and 1984. However, a higher percentage of those planning to stay than those intending to leave felt that the facilities had improved. Similarly, a higher percentage of those planning to leave reported a decline in quality.

Service Ratings

Overall, the respondents gave the park and recreational facilities a good to fair review. Although 55 percent of those surveyed reported that the facilities were either very good or good (20 percent and 35 percent, respectively), the remaining 40 percent rated the facilities as fair, to very poor. Roughly 30 percent rated the facilities as fair, 8 percent rated the facilities as poor, and 2 percent indicated the facilities as very poor. In light of these ratings, the park and recreational facilities received one of the lowest evaluations of all the services reviewed. The greater level of dissatisfaction expressed with regard to the recreational opportunities than to most other community services is reflective of a historical problem regarding the shortage of such facilities in Mira Mesa. Residents also complained that the lack of maintenance of the parklands contributed to the inadequacy of the facilities.

Residents of more than five years intending to stay exhibited the highest level of dissatisfaction with the facilities. The majority (36 percent) of these respondents rated the facilities as fair. In addition 11 percent rated the facilities as poor, and 4 percent assessed the parks as very poor. The newer residents planning to stay were the most enthusiastic about the quality of the facilities. Roughly two thirds of the 55 respondents rated the parks as either good or very good. In comparison, roughly one half of the other respondents felt that the facilities were either good or very good.

Perceived Changes

According to the majority (42 percent) of the responses received, the quality of the recreational facilities in Mira Mesa had improved in the last five years. Roughly 35 percent asserted that the quality had remained the same. Comparatively, 7 percent indicated that the quality had declined. Those who indicated a decline expressed a concern that uncontrolled growth had resulted in overcording.

The perception of changes in the quality of the facilities varied slightly in accordance with future residential plans. Whereas roughly 50 percent reported that the quality of the facilities had improved over the past 5 years, only approximately 25 percent of those planning to leave felt that the quality had improved. In addition, a higher percentage of the residents planning to leave perceived a decline in the quality of the parklands. Thirteen percent of those planning to leave indicated that the quality of the facilities had declined. In contrast, only 7 percent of these intending to stay in the area perceived a decline.

These responses seem to coincide with the actual changes in park acreage in Mira mesa from 1979 to 1984. In 1979, the 36,500 people residing in Mira Mesa were inadequately served by recreational facilities. Based upon the General Plan standards, Mira mesa required a minimum of seven neighborhood parks to serve the area. Instead, there were only three developed parks with a total area of 16.7 acres, an incomplete community recreational facility, and four school turf areas totalling 14.9 acres of recreational area.

From 1979 to 1984, the population of Mira Mesa increased by 4,900 people. During the last five years, park acreage increased by nearly 17 acres. Although this increase in acreage appears to be consistent with the General Plan ratio of acreage per population, some of the older areas in Mira mesa still were not adequately served.

- Libraries

Summary of Findings

According to the findings of the survey, the residents of Mira Mesa are moderately satisfied with the library facilities serving the community. The majority of the respondents rated the library as either good or fair. The opinions of those surveyed did not vary significantly with regard to length of tenancy or future residential plans.

The majority of the respondents perceived no change in the quality of the facilities between 1979 and 1984. The perceptions varied only slightly in relation to duration of residence and future tenancy plans. A higher percentage of short-term residents planning to leave reported a decline in quality. Similarly, a smaller percentage of these residents perceived an improvement in the quality of these facilities.

Service Ratings

The result of the survey suggests that the residents of Mira Mesa are moderately satisfied with the library facilities in the community. Although 57 percent of the respondents rated the library as good or very good (42 percent and 15 percent, respectively), the remaining 40 percent judged the facilities as fair to very poor. Almost one third of the respondents viewed the facilities as fair or poor (26 percent and 7 percent, respectively). Roughly 3 percent felt the facilities were poor. These perceptions did not vary significantly in relation to future tenancy plans or length of occupancy. The ambivalence regarding the quality of the library is surprising, since the current library is in compliance with the General Plan standards and the Library Standards.

Perceived Changes

According to almost 60 percent of the survey respondents, the quality of the library had not changed between 1979 and 1984. However, 21 percent did indicate that the facility had improved. In contrast, only 6 percent thought the quality of the library had deteriorated. The highest percentage of those residents who reported a decline was among short-term residents who intend to leave the community. In actuality, between 1979 and 1984 the book collection increased from 23,000 volumes to 46,400 volumes. This exceeds the ratio of 2.7 to 4.4 volumes per square foot recommended by the General Plan.

- Police Protection

Summary of Findings

Overall, the respondents rated the quality of the police service to Mira Mesa very positively. The long-term residents, regardless of future residential plans, rated service to the area less favorably than did the newer residents. The area less favorably than did the newer residents. The majority of the respondents felt that the quality of the service had not changed between 1979 and 1984. This perception was

held by both the long-term and short-term residents. In all the respondent groups except short-term residents planning to leave, a higher percentage of respondents felt that the service had improved rather than declined.

Service Ratings

The majority of the survey respondents indicated that the police protection in the community was either good (43 percent) or very good (33 percent). One quarter of the households reported that the service was fair. Approximately 8 percent evaluated the service as poor or very poor. These responses were fairly uniform among the respondents, regardless of future residential plans. However, the long-term residents did not evaluate the quality of the service as highly as did the newer residents. The distribution of the ratings is reflective of the fact that the police department has had some difficulty in keeping pace with the growth of the City.

Perceived Changes

The majority of the respondents (55 percent) indicated that the quality of service had not changed between 1979 and 1984. One quarter of the households asserted that the service had improved. In contrast, only 7 percent felt that the quality of police service in the community had deteriorated. This distribution of responses was fairly consistent among both long-term and short-term residents, regardless of future residential plans. However, a higher percentage of the new residents planning to leave felt that the service to the area had declined.

Historically, Mira Mesa has suffered from a lack of adequate public services. Between 1979 and 1984, police protection should have been improved by the establishment of the Los Penasquitos area station. However, in Mira Mesa, as in the rest of the City of San Diego, the police services are operating at peak capacity. The ratio of 1.5 officers per 1,000 people lags behind the national average of 2.0 officers per 1,000 people. Despite these difficulties, the crime rate had declined since 1979 throughout the City.

- Fire Protection

Summary of Findings

The respondents rated the fire protection service in Mira Mesa very highly. The majority of the residents, regardless of length of residence or future habitation plans, rated the facilities as either good or very good. The respondents in-

licated that the quality of the service had remained the same over the past five years. However, the majority of the long term residents intending to remain in the community reported that the quality of the service had improved. Short-term residents planning to leave more frequently reported a decline in the quality.

Service Ratings

The fire department received one of the most enthusiastic ratings of all the community services in Mira Mesa. A combined total of 80 percent reported that the service was either very good or good. Twelve percent reported that the service was fair. Only 1 percent rated the service as poor. This distribution of responses was similar among all the respondents, regardless of length of tenancy and future plans.

Perceived Changes

Roughly 60 percent of the respondents felt that the quality of fire protection had remained the same between 1979 and 1984. Approximately one third of the respondents asserted that the quality of the service had improved. In contrast, only 6 percent reported a decline in the quality of service.

The perceptions of change in the quality of service varied slightly in accordance with length of residency. Long-term residents more often reported an improvement in the quality of fire protection service. Whereas almost 50 percent of the long-term residents indicated that the facilities had improved, less than 20 percent of the short-term residents perceived an improvement in service. The short-term residents planning to leave account for two thirds of those who reported a decline in the quality of service.

The high degree of satisfaction expressed by the residents of Mira Mesa is to some degree surprising. In general, between 1979 and 1984 the San Diego Fire Department has been able to accommodate the demands created by the new development in the City. Little information was available regarding the specific changes in the level of service in Mira Mesa between 1979 and 1984. However, the dispersal of new growth in recently developed areas such as Mira Mesa potentially hinders the efficiency of service because of the increasing distances from existing fire stations. As in Rancho Bernardo, the influx of high technology industry into Mira Mesa has caused some problems for the Department with respect to fire prevention and inspection. However, the responses of the residents did not appear to be affected by these difficulties.

- Public Transit

Summary of Findings

The public transit system received the least favorable review of all the services and facilities evaluated. Relatively low percentages of the respondents felt that the system was good or very good. Many of the residents viewed the quality of service as fair to very poor. Generally, those planning to leave the community rated the system less favorably than those planning to stay. The majority of the respondents felt the quality of the system had not changed over the past five years.

Service Ratings

The public transit system received the lowest evaluation of all the services reviewed by the respondents. Less than 40 percent of the households indicated that the service was good or very good (20 percent and 10 percent, respectively). Of the remaining respondents, 27 percent judged the system as fair, while 10 percent rated the system as poor, and 10 percent found the system very poor.

The ratings of the quality of service provided by the public transit system varied slightly between those residents planning to leave and those planning to stay, regardless of length of residency. The residents planning to leave rated the quality of the system much less favorably than those planning to stay. Generally, a lower percentage of those leaving rated the system as either good or very good. In addition, while roughly 17 percent of those leaving rated the service as very poor, less than 8 percent of those staying classified the system in this manner.

Perceived Changes

The majority of the respondents, (45 percent) reported that the quality of the public transit in the community had remained unchanged over the last five years. An additional 23 percent indicated that the system had improved. A relatively large percentage (15 percent) felt that the quality of the service had declined. Residents of more than five years more frequently reported a decline in the quality of service than did the newer residents. However, these respondents also more frequently reported an improvement in the quality of service.

- Freeways and Highways

Summary of Findings

The freeways and highways received the most enthusiastic review of all the services and facilities evaluated. The overwhelming majority of the respondents felt that the freeways and highways were either good or very good. The rating was consistent among all the respondents, regardless of past tenancy or future residential plans. A high percentage of respondents felt that the quality of these roads had improved between 1979 and 1984.

Service Ratings

The survey respondents rated the freeways and highways serving Mira Mesa more highly than any other governmental service or public facility. Approximately 43 percent evaluated the roads as very good, and 40 percent reported these roads were good. Only 11 percent indicated that the level of service provided by these roads was fair. Less than 3 percent felt the freeways and highways operated at either a poor or very poor level of service. This distribution of responses was constant among all the respondents, regardless of length of tenancy or future plans.

Perceived Changes

The vast majority of those responding (64 percent) felt that the quality of the freeways and the highways had improved between 1979 and 1984. In contrast, only 7 percent asserted that the quality of these roads had declined. Newer residents planning to leave more frequently cited a decline in quality than any other group. Those reporting a decline cited increased traffic congestion rather than road maintenance as responsible for the deterioration in quality. Of the remaining respondents, 17 percent indicated that the level of service had remained unchanged.

- Local Streets

Summary of Findings

Overall, the survey respondents gave a positive rating to the quality of the local streets in Mira Mesa. The majority of the respondents rated the streets as either good or very good. Newer residents planning to leave reviewed the streets less favorably than any other Mira Mesa residents. Although the majority of the respondents indicated that the quality of service had remained the same, the remaining respondents were divided as to whether the quality had improved or declined.

Service Ratings

The local street network in the Mira Mesa received a good to fair review from the survey respondents. A combined total of 59 percent of the respondents reported that the quality of service provided by the local streets was either good or very good. Roughly one quarter of the respondents rated the local roads as fair. In addition, 11 percent felt the local streets provided a poor level of service. Only two percent indicated that the quality of service was very poor. New-comers to the area planning to leave exhibited the highest level of dissatisfaction with the local streets.

Perceived Changes

The majority of the respondents asserted that the quality of service provided by the local streets had remained the same over the past five years. Roughly one quarter of the households indicated that the quality had improved. In contrast, 30 percent felt that the quality of service had declined. These perceptions were fairly uniform among the respondents regardless of length of residence or future residential plans. Generally, the residents blamed the decline in quality on increased traffic and congestion generated by rapid residential growth.

Perceptions of Changes in Quality of Life

- Overall Livability, Noise, Pollution

The vast majority (60 percent) of the respondents reported that the quality of life had declined in terms of overall livability between 1979 and 1984. In contrast, only 7 percent indicated that overall livability had improved. Roughly one quarter of the respondents indicated that the quality had not changed during the past five years. These perceptions were consistent among both long and short term residents, regardless of their future residential plans.

The respondents identified a variety of factors contributing to the decline in overall livability in Mira Mesa. One of the most common factors cited was the increase in traffic. According to the respondents, this increase in congestion had resulted in too much noise and air pollution. Residents perceived this congestion as a function of rapid residential development without a lack of adequate planning. Some respondents also stated that the local jetport and its related activities had caused an increase in noise in the community. A few respondents asserted that the increase in rental properties had resulted in a decline of the overall livability of the area.

- Access to Work Places, Cultural, and Medical Facilities

The majority of the respondents (53 percent) reported that the quality of life had improved over the past five years in terms of access to work, cultural and medical facilities. In contrast, only 13 percent perceived a decline in quality. Twenty-nine percent felt that there had been no change. These perceptions varied slightly among long-term and short-term residents. A higher percentage of residents of more than five years reported an improvement in quality than did the newer residents. Long-term residents planning to leave the area more frequently reported a decline in quality.

Many respondents commented enthusiastically on the increase in medical, cultural and commercial facilities presently serving the community. Unlike in Rancho Bernardo, the respondents did not attribute increases in traffic congestion to these new developments. Instead, the residents reported that access was impeded because of traffic generated by increased residential development.

- Neighborhood Identity and Sense of Community

The majority of the residents (37 percent) reported that the quality of everyday life in relation to sense of place and neighborhood identity had not changed during the past five years. However, 31 percent reported a decline in this respect. Twenty-two percent felt that the situation had improved. A higher percentage of those residents planning to leave reported a decline than did those who are planning to stay.

The respondents did not offer any reasons for the improvement in the sense of place and neighborhood identity. Some of those who felt the quality of life had declined felt that the increase in renters and a more transient population had contributed to the erosion of the sense of community. Others indicated that Mira Mesa never really had a strong identity, neither within the community nor within the City of San Diego.

- Maintenance of Community Resources and Public Spaces

The majority (45 percent) of the respondents from Mira Mesa felt that the quality of life with regard to the maintenance of community resources and public open spaces had remained the same between 1979 and 1984. However, the remaining

respondents were equally divided as to whether there had been an improvement or a decline (23 percent each). These perceptions were evenly distributed among the respondents, regardless of length of tenancy or future residential plans.

Some of the respondents who felt that there had been an improvement felt that the park facilities had been expanded and improved. Many who perceived a decline indicated that the park areas were not clean enough, and that the shrubbery was not well maintained. Some of the residents felt that the increase in residential development had strained the available facilities.

MID-CITY

Response Rate

A total of 2,240 questionnaires were distributed to the residents of Mid-City. Of these, 352 were returned completed. Of these completed, 45 percent included written comments. An additional 59 questionnaires were returned either unopened or blank. The overall usable response rate was 16 percent.

Characteristics of Respondents

The majority of the residents responding (roughly 60 percent) had lived in the community for more than five years. One hundred and thirty-nine respondents (39 percent) had moved into the community within the past five years. The most important factor influencing the choice of neighborhood cited by these newer residents was the availability of affordable housing. Roughly 70 percent of the newcomers rated affordable housing as very important, and an additional 22 percent rated it as important. Another other factors commonly cited as very important were proximity to place of work (37 percent) and a pleasant environment (45 percent). The availability of public transit was not important to 45 percent. The following table indicates the distribution of responses for those people who moved into the community during the past five years.

Factors Influencing Residential Location
in Mid City
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	52 (37%)	45 (32%)	28 (20%)	14 (10%)
Family and/or Friends Nearby	22 (16%)	34 (24%)	64 (46%)	19 (14%)
Educational and Cultural Opportunities	28 (20%)	36 (26%)	49 (35%)	26 (19%)
Availability of Public Transit	34 (24%)	24 (17%)	62 (45%)	19 (14%)
Affordable Housing	97 (70%)	30 (22%)	6 (4%)	6 (4%)
Pleasant Environment	62 (45%)	52 (37%)	10 (7%)	15 (11%)

Future Plans

Two hundred and thirty-five (67 percent) of the respondents indicated that they would remain in the community for the next five years. Of those staying, roughly one third had moved into the community less than five years ago. One hundred (28 percent) indicated that they would leave Mid-City in the next five years. Roughly 58 percent of those people who intend to leave had lived in the area for less than five years. Seventeen (5 percent) of the respondents were undecided as to their future plans.

The respondents attached different levels of importance to several factors in their decisions to leave or stay in Mid-City. For example, while only 10 percent of those planning to leave indicated that the availability of public transit was important, over one quarter of those staying felt this was an important factor in their decision. Roughly one third of those planning to leave cited affordable housing as very important to their decision. In contrast, over 50 percent of those planning to stay reported this factor as very important. Quite a few of those planning to stay indicated that they would have to stay because they could not afford to move. The accompanying tables summarize the importance attached to each factor in the respondents' decision to stay in or to leave Mid-City.

Rating of Factors Influencing Decision
to Stay in Mid-City
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of work	74 (31%)	34 (14%)	65 (28%)	62 (26%)
Family and/or Friends Nearby	63 (27%)	77 (33%)	45 (19%)	50 (21%)
Education and Cultural Opportunities	35 (15%)	77 (33%)	59 (25%)	64 (27%)
Availability of Public Transit	62 (26%)	48 (20%)	80 (34%)	45 (19%)
Affordable Housing	127 (54%)	38 (16%)	29 (12%)	41 (17%)
Pleasant Environment	118 (50%)	69 (29%)	3 (1%)	45 (19%)

Rating of Factors Influencing Decision
to Leave Mid-City
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	23 (23%)	22 (22%)	30 (30%)	25 (25%)
Family and/or Friends Nearby	12 (12%)	24 (24%)	39 (39%)	25 (25%)
Educational and Cultural Opportunities	20 (20%)	22 (22%)	29 (29%)	29 (29%)
Availability of Public Transit	10 (10%)	14 (14%)	50 (50%)	26 (26%)
Affordable Housing	33 (33%)	24 (24%)	24 (24%)	19 (19%)
Pleasant Environment	73 (73%)	10 (10%)	7 (7%)	10 (10%)

Community Services Ratings

- Overall Rating of Community Facilities

Generally, those people responding to the questionnaire gave a good to fair rating to the majority of the community services in Mid-City. Although typically the majority of the community services in Mid-City. Although typically the majority of the respondents maintained that the quality of these facilities had remained the same over the past five years, a relatively high percentage of the respondents indicated that the quality of many of these facilities and services had declined. In a few instances, the quality of the service was reported to have improved between 1979 and 1984. The following section describes the distribution of the survey responses regarding the adequacy of service and the perceived changes in the quality of service over the last five years for each public facility or service. The results of the survey response are summarized in the accompanying table.

Perceived Quality of Community Services
in Mid-City

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	43 (12%)	129 (37%)	77 (22%)	19 (5%)	12 (3%)	34 (10%)	90 (26%)	137 (40%)
Parks	33 (9%)	114 (32%)	94 (27%)	49 (14%)	30 (8%)	39 (11%)	76 (22%)	176 (51%)
Libraries	45 (13%)	159 (45%)	93 (26%)	22 (6%)	9 (3%)	27 (8%)	45 (13%)	228 (66%)
Police Protection	80 (23%)	155 (44%)	77 (22%)	20 (6%)	12 (3%)	79 (23%)	50 (15%)	180 (52%)
Fire Protection	128 (36%)	170 (48%)	31 (9%)	5 (1%)	2 (1%)	75 (22%)	8 (2%)	216 (63%)
Public Transit	91 (26%)	137 (39%)	59 (17%)	23 (6%)	12 (3%)	58 (17%)	36 (10%)	201 (59%)
Freeways & Highways	152 (43%)	156 (44%)	19 (5%)	5 (1%)	5 (1%)	107 (31%)	29 (8%)	173 (50%)
Local Streets	48 (14%)	143 (41%)	104 (29%)	31 (9%)	20 (6%)	39 (11%)	110 (32%)	163 (47%)

Note: The difference between the total percent and 100% represents the percentage of respondents with no opinion.

- Schools

Summary of Findings

The survey respondents are moderately satisfied with the quality of the educational facilities serving Mid-City. The majority of the respondents rated the schools as good. Long

term residents planning to leave exhibited the highest level of dissatisfaction with the schools. The majority of the residents indicated that the quality of the educational facilities had remained the same between 1979 and 1984. Long-term residents planning to leave most frequently reported a decline in the quality of the facilities. A smaller percentage of these residents reported any improvement in comparison to other respondents.

Service Ratings

The respondents from Mid-City gave the educational facilities serving the community a fair to good rating. The majority (37 percent) of the households indicated that the quality of the local schools was good. Roughly 22 percent of those responding assessed the quality of the schools as fair. Only 12 percent rated the schools serving the area as very good, while a combined total of 8 percent rated the facilities as poor or very poor.

Of the 58 households who had moved into the community during the past five years and are planning to leave, the majority (33 percent) assessed the facilities as good. The majority of those newer residents planning to stay and the majority of the older residents planning to stay also rated the educational facilities as good (24 percent and 45 percent, respectively). However, the majority of the long term residents planning to leave felt that the school facilities were only fair. These residents also expressed the highest degree of dissatisfaction with the facilities, with only 2 percent rating the schools as very good, and 14 percent rating them as poor or very poor.

The general satisfaction with the quality of the schools is consistent with the current under use of the facilities. The slight discontent with the facilities could be related to the heavy use of portable facilities to avoid overcrowding in the schools as the enrollment increases. The use of these facilities often results in a loss of available playground space for the students.

Perceived Changes

The majority (40 percent) of the respondents indicated that the quality of the educational facilities exhibited no change over the past five years. Only 10 percent of the households reported any improvement in the quality of the facilities. In contrast, slightly over one quarter of the respondents believed that the quality of the school had declined between 1979 and 1984.

This distribution of perception of change was fairly constant among all respondents, regardless of length of tenancy or future residential plans. However, while roughly one quarter of all the other groups indicated a decline in the quality of the schools, slightly under one half of the long-term residents planning to leave reported a decline. Residents in this group reported an improvement less frequently than the other respondents.

The dissatisfaction could be reflective of the approximately 10 percent increase in the enrollment from 1979 and 1984. Although the schools have been able to accommodate this growth through the use of portable facilities, the available playground space has been impaired. The 1984 Community Plan indicated that in order to accommodate projected increases in enrollment, the Mid-City community will need at least four more elementary schools and one junior high school.

- Park and Recreation Facilities

Summary of Findings

The respondents indicated a relatively high degree of dissatisfaction with the quality of the parklands in Mid-City. Although one third of the residents indicated that the recreational facilities were good, almost one half rated the facilities as either fair, poor, or very poor. The distribution of ratings was similar for all respondents, regardless of past tenancy or future residential plans. The majority of the respondents reported no change in the quality of facilities over the past five years. The distribution of perceptions was extremely uniform among both the short and long-term respondents. However, a higher percentage of long-term respondents planning to stay reported an improvement in quality.

Service Ratings

Although the majority (32 percent) of the respondents rated the park and recreation facilities as good, overall the facilities received the most negative rating of the services reviewed in Mid-City. Almost one half of the households rated the facilities as either fair, poor or very poor (27 percent, 14 percent, and 8 percent, respectively). Residents complained that the available facilities were too dirty and too small to accommodate the increases in residential density. Others felt the parks were unsafe and attracted undesirable elements into the neighborhood. Only 9 percent rated the facilities as very good. This distribution was relatively uniform among all the respondents, regardless of length of occupancy and future occupancy plans. In actual-

ity, although the total park acreage of Mid-City appears to meet the General Plan standards, several areas within MidCity are insufficiently served by the existing park acreage. Presently, the entire central and southwestern plan area is not served by any neighborhood parks.

Perceived Changes

The majority (51 percent) of the respondents indicated that the quality of the facilities had not changed in the past five years. Almost one quarter of the households reported that the facilities had declined in quality between 1979 and 1984. In contrast, only 11 percent reported any improvement in the quality of the facilities. These perceptions were held in common by both short and long-term residents. However, a higher percentage of long-term residents planning to stay perceived an improvement.

These responses are consistent with the actual changes which occurred in parkland acreage in Mid-City between 1979 and 1984. During this period, parkland acreage decreased by roughly 100 acres. This was caused by the offering for sale of a portion of the Chollas Park and Recreation Center.

- Libraries

Summary of Findings

Generally, the residents of Mid-City reviewed the library facilities favorably. The majority of the residents felt the facilities were either good or fair. Newer residents rated the facilities less favorably than older residents. In addition, a higher percentage of newer residents reported a decline. However, the majority of the residents perceived no change in the quality of the facilities between 1979 and 1984.

Service Ratings

The library facilities received a good to fair review from the households responding to the questionnaire. Roughly 58 percent of the respondents evaluated the facilities as either very good or good (13 percent and 45 percent, respectively). Approximately one quarter of the households rated the libraries as fair. Of the remaining residents, 6 percent felt the facilities were poor, and 3 percent judged the facilities as very poor. This perception varied slightly between newer and older residents. While approximately one half of the residents of less than five years rated the libraries as fair to

very poor, only one quarter of the older residents attached such a rating to the libraries. The level of respondent satisfaction seems consistent with the compliance of the facilities to the General Plan standards.

Perceived Changes

About two thirds of the households reported no change in the quality of the level of service provided by the library facilities. However, while 8 percent indicated that the facilities had improved in quality, 13 percent asserted that the quality had declined. Newer residents more frequently identified a decline in service than did the residents of more than five years. In actuality, the library facilities did not change significantly between 1979 and 1984.

- Police Protection

Summary of Findings

The majority of the residents appear to be satisfied with the quality of police protection in Mid-City. Those residents planning to stay, regardless of length of tenancy, expressed a higher degree of satisfaction than those respondents planning to leave. The majority of all the residents, regardless of length of residence or future residential plans, reported no change in the quality of service between 1979 and 1984.

Service Ratings

Over two thirds of the residents reported that the quality of the police protection service in Mid-City was either very good or good (23 percent and 44 percent, respectively). Residents planning to remain in the community rated the service as good or very good more frequently than those planning to leave (69 percent versus 47 percent). Of the remaining respondents offering an opinion, 22 percent rated the quality of service as fair, 6 percent felt the service was poor, and 3 percent asserted service to the area was very poor. The level of satisfaction with the quality of police protection does not really reflect the difficulties the City Police Department has experienced in keeping pace with the population growth of San Diego.

Perceived Changes

The majority (52 percent) of the respondents maintained that the quality of police protection in Mid-City had remained the same over the past five years. Almost one quarter of the households asserted that the quality of the service had im-

proved. In contrast, 15 percent felt the quality of service in the community had declined. These perceptions were uniform among the respondents, regardless of length of tenancy and future plans.

The diversity of the resident responses reflects to some degree the actual changes which occurred between 1979 and 1984. The 1980 bond issue permitted the establishment of the Kearney Mesa area station between 1981 and 1982. This station now provides added service to the Mid-City area.

- Fire Protection

Summary of Findings

The majority of the respondents, regardless of length of residency or future occupancy plans, appear to be very pleased with the quality of the fire protection service in Mid-City. A very low percentage of respondents perceived either a decline or an improvement in the quality of service.

Service Ratings

The fire protection services in Mid-City received one of the highest ratings given to any of the services or facilities reviewed by the survey respondents. Roughly 84 percent of the residents evaluated the service as either good (48 percent) or very good (36 percent). Less than 10 percent regarded the quality of the service as fair. A combined total of 2 percent of the respondents rated the quality as poor or very poor. This distribution of responses was consistent among both long and short term residents, regardless of future residential plans. These responses are consistent with the assertion of the Fire Department that the Mid-City community is well served by the existing facilities. The service in Mid-City is generally good because of the number of stations present and the service overlap which results.

Perceived Changes

The majority of the respondents, regardless of length of residency or future mobility plans, perceived no change in the quality of the fire protection service. Almost two thirds of the respondents asserted that the quality of service to the Mid-City community had remained consistent over the last five years. While 17 percent of the households reported that the quality of service had improved, only 2 percent asserted that the quality had declined. This level of satisfaction and perceived improvement of service coincides with the assertion of the city Fire Department that the

service in urban areas such as Mid-City has remained generally good despite recent infill development. This is because the response times have remained constant since the physical land area covered has not changed with the new growth. The infilling has not affected the adequacy of water pressure for fire fighting.

- Public Transit

Summary of Findings

The majority of the respondents rated the quality of the public transit system as either good or very good. This was generally true of both long and short-term residents, regardless of future residential plans. However, long-term residents planning to leave expressed a slightly higher level of dissatisfaction than other respondents. Most of the survey respondents did not perceive any change in the quality of the system between 1979 and 1984.

Service Ratings

The public transit system was favorably reviewed by the survey respondents. Roughly two thirds of the residents rated the system as either very good (26 percent) or good (39 percent). Seventeen percent indicated the quality of service was only fair. Only 6 percent of the households maintained the public transit system was poor. An additional 3 percent judged the quality of the system to be very poor.

The distribution of responses varied slightly among the various groups of respondents. On the whole, long term residents planning to leave gave the public transit system the least favorable rating. Although 56 percent of the respondents ranked the service as good or very good, the remaining 35 percent felt the system was either fair, poor, or very poor. Thus a lower percentage of those respondents rated the service highly, and a higher percentage gave an unfavorable rating than did the respondents of any other group.

Perceived Changes

The majority (59 percent) of the residents reported that the quality of the public transit system had not changed between 1979 and 1984. While 17 percent recognized an improvement in the quality of service, 10 percent responded that the quality had declined. Similar distributions of perceptions were indicated by both long and short-term residents, regardless of future residential plans.

- Freeways and Highways

Summary of Findings

The freeways and highways were evaluated more favorably than any other public service or facility reviewed. The majority of the respondents reported that the quality of these roads had either improved or remained the same from 1979 to 1984. The distribution of ratings was similar among long-term and short-term residents, regardless of their intention to leave or to stay.

Service Ratings

The responding households evaluated the freeways and highways more positively than any other governmental service or public facility. The majority of the respondents claimed that these roads were either good or very good (44 percent and 43 percent, respectively). A mere 5 percent rated the freeways and highways serving Mid-City as fair. Only 2 percent of the respondents rated the quality of service as poor or very poor. The distribution of responses was relatively uniform among short-term and long-term residents, regardless of future location plans.

Perceived Changes

Approximately one half of the residents reported that the quality of service provided by the freeways and highways had remained the same in the past five years. Thirty-one percent noted an improvement in the quality of these roads. In sharp contrast, only 8 percent reported that the quality of the roads had declined. The majority of the residents who reported a decline were newcomers who intended to leave.

- Local Streets

Summary of Findings

The majority of the residents felt the quality of the local streets was good. Long-term residents planning to leave rated the streets the least favorably of any of the residents. The majority of all the residents indicated that there had been no change in quality over the past five years.

Service Ratings

The local streets received a moderately good rating from the survey respondents. Slightly more than half of the households indicated the quality of the local streets was either

good or very good (41 percent and 14 percent, respectively). However, a large percentage of the remaining respondents did not rate the quality as highly. Twenty-nine percent viewed the roads as only fair, and a combined total 15 percent found the streets to be either poor or very poor.

Long-term residents planning to leave the area rated the streets less favorably than any of the other respondents. Only 2 percent rated the streets as very good. In addition, 26 percent rated the streets as either poor or very poor.

The residents who rated the streets unfavorably cited several factors justifying their position. The predominant complaint centered around the prevalence of garbage in the streets. While some residents attributed the filth to a lack of adequate sweeping and collection, others felt that immigrants who are unaware of American customs and lifestyles were indiscriminately depositing garbage in the streets whenever necessary. Another line of complaint concerned the maintenance of the roads. Residents reported that not only were some of the streets too narrow but they were also in need of repaving. Several respondents felt that the speed limits on the local streets were too high and posed a potential danger to citizens.

Perceived Changes

Less than one half of the respondents (47 percent) reported that the quality of the local roads had remained unchanged in the past five years. A very high percentage of the households, (32 percent), indicated a decline in the quality of the streets. In contrast, only 11 percent found that the quality of the neighborhood roads had improved. A similar distribution was found among both those respondents planning to leave and those planning to stay, regardless of length of tenancy.

Perceptions of Changes in the Quality of Life

- Overall Livability, Noise, Pollution

The vast majority (62 percent) of the respondents reported that the quality of life had declined in terms of overall livability between 1979 and 1984. Only 4 percent indicated that the quality of life had improved. The remaining 30 percent who offered an opinion felt there had been no change. This perception was fairly uniform among long-term and short-term residents. However, those residents planning to leave

more frequently reported a decline than those planning to stay (77 percent versus 55 percent). Similarly, a higher percentage of those remaining perceived an improvement in comparison to those planning to leave.

The residents cited several reasons contributing to the decline of overall livability in the area. The most commonly cited factor was the increased residential density. The respondents asserted that the increase in apartments and condominiums had resulted in overcrowding of the roads and other facilities. The increase in density had also resulted in an increase in noise and pollution.

Another factor cited as contributing to the decline in overall livability was the increase in crime. Many respondents complained about gangs roaming the streets and making the area unsafe after dark. Additionally, respondents complained about robberies and attempted break-ins. This finding appears to conflict with the favorable service rating afforded the police protection services in Mid-City.

- Access to Work Places, Cultural and Medical Facilities

The majority (68 percent) of the respondents found that the quality of life in terms of access to these various facilities had not changed between 1979 and 1984. This was true of both short-term and long-term respondents, regardless of future mobility. Sixteen percent of those surveyed reported a decline. Long-term residents more frequently reported a decline than did the other groups. Nine percent of the survey respondents felt that the situation had improved.

The respondents seemed to have a very different attitude toward commercial development as opposed to residential development. The respondents viewed the increased commercial facilities as beneficial to the community. Residential development was viewed as a source of noise, traffic and overcrowding. None of these side effects were attributed to the commercial development.

- Sense of Place and Neighborhood Identity

One half of the respondents asserted that the overall quality of life had declined in regard to sense of place and neighborhood identity. In comparison, only 11 percent felt that there had been an improvement. Thirty-three percent perceived no change. Residents planning to leave the area more frequently reported a decline.

The residents blamed the loss of neighborhood identity on three factors: increasing residential density, increasing number of immigrants, and increasing number of rental properties. The respondents claimed that the new development had increased the anonymity of individuals living in the area. According to others, the racial mix was resulting in segregated, self-contained sub-areas. Another claim was that the rental properties increased the number of transient residents who did not care about the community.

- Maintenance and Care of Community Resources and
Public Spaces

Similar percentages of the respondents indicated that the quality of life had either declined or remained unchanged with regard to the maintenance and care of community resources and public spaces (39 percent and 43 percent, respectively). Only 9 percent felt that the quality had improved. A higher percentage of long-term residents planning to leave reported a decline than did the other respondents.

Those who felt there had been a decline blamed the overcrowding of facilities on the increase in residential density. Other respondents complained that the facilities were not properly maintained.

SOUTHEAST SAN DIEGO

Response Rate

A total of 1,391 questionnaires were distributed to the residents of Southeast San Diego. Of these, 112 were returned completed and 40 were returned either unopened or blank. Of those which were completed, 59 percent included written comments. The overall usable response rate was 8 percent, the lowest rate of return from any of the five communities.

Characteristics of Respondents

The majority of the residents responding (roughly 59 percent) had lived in the community for more than five years. The remaining respondents were relative newcomers to the area, residents of less than five years. The most important factor influencing residential location for the majority of the new residents of the Southeast community was the availability of affordable housing. Roughly 72 percent of the residents rated affordable housing as a very important factor; and additional 17 percent rated this factor as important. No other factor was accorded nearly as high a level of importance. The following table indicates the distribution of responses for those people who moved into the community during the past five years.

Factors Influencing Residential Location
in Southeast San Diego
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	11 (24%)	16 (35%)	13 (28%)	6 (13%)
Family and/or Friends Nearby	10 (22%)	10 (22%)	16 (35%)	10 (22%)
Educational and Cultural Opportunities	9 (20%)	10 (22%)	15 (33%)	12 (26%)
Availability of Public Transit	10 (22%)	14 (30%)	11 (24%)	11 (24%)
Affordable Housing	33 (72%)	8 (17%)	0 (0%)	5 (11%)
Pleasant Environment	15 (33%)	13 (28%)	5 (11%)	13 (28%)

Future Plans

The majority (68 percent) of the respondents indicated that they planned to remain in the area in the next five years. Thirty of the survey respondents (27 percent) reported that they planned to leave Southeast San Diego within the next five years. Five percent of the respondents were undecided.

Of the residents who were planning to leave, 67 percent had lived in the community for less than five years. Roughly 70 percent of the residents planning to stay were long-term residents of more than five years.

The respondents attached different levels of importance to several factors in that decision to remain in or leave Southeast San Diego. Of those planning to leave, 70 percent ranked a pleasant environment as a very important factor in their decision to move from Southeast San Diego. In comparison, only 41 percent of the residents planning to stay rated a pleasant environment as important in their decision to stay. Availability of affordable housing was the single factor most frequently cited as very important by those staying in the community. Roughly 60 percent of the residents staying cited this reason as very important. Only 33 percent

of those leaving felt affordable housing was an important element of their decision. The accompanying tables summarize the importance attached to each factor in the respondents' decision to stay in or to leave Southeast San Diego.

Rating of Factors Influencing Decision
to Stay in Southeast San Diego
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	22 (29%)	15 (20%)	13 (17%)	26 (34%)
Family and/or Friends Nearby	28 (37%)	4 (5%)	25 (33%)	19 (25%)
Educational and Cultural Opportunities	18 (24%)	14 (18%)	19 (25%)	25 (33%)
Availability of Public Transit	19 (25%)	16 (21%)	17 (22%)	24 (31%)
Affordable Housing	47 (62%)	8 (10%)	4 (5%)	17 (22%)
Pleasant Environment	31 (41%)	20 (26%)	5 (7%)	20 (26%)

Rating of Factors Influencing Decision
to Leave Southeast San Diego
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	6 (20%)	7 (23%)	6 (20%)	11 (37%)
Family and/or Friends Nearby	2 (7%)	5 (17%)	13 (43%)	10 (33%)
Educational and Cultural Opportunities	11 (37%)	6 (20%)	6 (20%)	7 (23%)
Availability of Public Transit	5 (17%)	5 (17%)	10 (33%)	10 (33%)
Affordable Housing	47 (62%)	8 (10%)	4 (5%)	17 (22%)
Pleasant Environment	31 (41%)	20 (26%)	5 (7%)	20 (26%)

Community Services Ratings

- Overall Rating of Community Facilities

According to the results of the survey, the residents of Southeast San Diego appear to be moderately pleased with the majority of the community services evaluated. In evaluating the changes in the quality of the services and facilities over the past five years, the majority of the households reported that there had been no change in quality. However, with regard to certain facilities, a relatively large percentage of residents perceived either an improvement or decline in the quality of the service. The perceived quality of the various services or facilities are summarized in the accompanying table.

Perceived Quality of Community Services in Southeast San Diego

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	12(11%)	41(37%)	27(24%)	15(13%)	8(7%)	32(30%)	16(15%)	49(46%)
Parks	11(10%)	24(21%)	34(30%)	32(29%)	6(5%)	21(20%)	24(22%)	58(54%)
Libraries	13(12%)	31(28%)	28(25%)	23(20%)	9(8%)	12(11%)	17(16%)	68(63%)
Police Protection	15(13%)	35(31%)	37(33%)	18(16%)	5(4%)	33(31%)	17(16%)	53(49%)
Fire Protection	24(21%)	49(44%)	28(25%)	5(4%)	~0(0%)	28(26%)	3(3%)	68(63%)
Public Transit	19(17%)	44(39%)	27(24%)	8(7%)	9(8%)	30(28%)	7(6%)	64(60%)
Freeways & Highways	37(33%)	54(48%)	12(11%)	4(4%)	3(3%)	33(30%)	6(6%)	62(58%)
Local Streets	9(8%)	27(24%)	34(30%)	28(25%)	13(12%)	17(16%)	37(35%)	50(47%)

Note: The difference between the total percent and 100% represents the percentage of respondents with no opinion.

- Schools

Summary of Findings

The respondents rated the educational facilities serving Southeast San Diego as good to fair. Residents planning to leave the community rated the schools less favorably than did those planning to stay. The majority of all the respondents perceived no change in the quality of the facilities between 1979 and 1984.

Service Ratings

In general, the schools in Southeast San Diego received a good to fair rating from the responding households. The majority (37 percent) indicated that the quality of the educational facilities was good. Roughly one quarter of the residents judged the facilities as fair. However, while 11 percent rated the facilities as very good, 13 percent asserted the facilities were poor, and 7 percent asserted the quality was very poor. This dissatisfaction could be related to the fact that over three quarters of the school facilities are deficient in site area. However, despite this deficiency, the majority of the schools serving the community are under utilized.

The evaluations of the school facilities varied between those respondents planning to stay and those planning to leave. Those leaving the area rated the schools less favorably: 23

ercent of those leaving rated the schools as good while 42 percent of those staying rated the quality as good. Similarly, while 37 percent of those leaving rated the schools as poor or very poor, only 15 percent of those staying shared this opinion.

Perceived Changes

Almost one half of the respondents (46 percent) reported that the quality of the educational facilities in Southeast San Diego had remained stable between 1979 and 1984. Almost one third of the households asserted that the schools had improved over this time period. In contrast, 13 percent reported that the quality had declined.

Surprisingly, those residents planning to stay more frequently reported a decline in the quality than did the respondents planning to leave (17 percent as opposed to 7 percent). However, similar percentages in both groups perceived some improvement.

Between 1979 and 1984, the overall enrollment increased in Southeast San Diego schools by 2,297 students. This increase was the result of "magnet" programs designed to attract students from outside regular attendance boundaries in an effort to integrate the schools. Although the majority of the schools are still operating under capacity, the increased use of portable classrooms between 1979 and 1984 has resulted in a decrease in the amount of playground space.

- Park and Recreational Facilities

Summary of Findings

The respondents evaluated the quality of the recreational facilities less favorably than any other government service or facility. Residents planning to remain in the community had a higher opinion of the quality than those planning to leave. The majority of the respondents, regardless of length of residence or future residential plans, felt that the quality of the facilities had remained the same over the past five years. Residents planning to stay more frequently reported an improvement in quality than those planning to leave.

Service Ratings

The park and recreation facilities in Southeast San Diego received one of the least favorable evaluations of all the community facilities and services reviewed. Less than one third of the respondents rated the quality of the facilities

ties as good (21 percent) or very good (10 percent). Thirty percent gave the park and recreation facilities a fair rating. The remaining respondents judged the facilities as either poor or very poor (29 percent and 5 percent, respectively).

This distribution of responses was fairly similar among the respondents, regardless of length of tenancy. However, residents planning to leave the area rated the facilities less favorably than those planning to remain. While almost one half of those leaving rated the facilities as either poor or very poor, less than one third of those planning to remain in the area rated the parklands as poor or very poor.

The high level of dissatisfaction expressed by the residents is reflective of actual existing inadequacies in the community. The neighborhood parks in the community are deficient in both acreage and geographic distribution. Several respondents reported that the parks were too far away from where they lived to be of any use. In addition, residents complained that the parks were poorly maintained. Although the community park acreage is in compliance with the General Plan standards, this does not seem to compensate for the inadequacy of the distribution of the available neighborhood park facilities.

Perceived Changes

Over 50 percent of the respondents reported no change in the quality of the parklands in Southeast San Diego. The remaining households were divided over whether the facilities had improved or declined over the past five years. Twenty percent maintained the quality had improved, while 22 percent felt the quality had declined.

Similar percentages of all the respondents, regardless of length of residency or future tenancy plans, perceived a decline in the quality of the facilities. The majority of the respondents in each group felt that there had been no change in the quality of the recreational areas. However, a significantly higher percentage of residents planning to stay indicated an improvement in the quality of the facilities. While only 3 percent of the residents planning to leave noticed an improvement, 25 percent of those staying reported an improvement.

In actuality, from 1979 to 1984, the population in Southeast San Diego increased by 5,000 persons while the park acreage increased by 18.51 acres. However, this increase in parkland acreage did not resolve the deficiency in both the size and geographic distribution of neighborhood parks in the community.

- Libraries

Summary of Findings

The library facilities received a fair review from the survey respondents. There was little difference in opinion between long-term and short-term residents and residents planning to stay or leave. The majority of all the residents felt that there had been no change in the quality of the facilities from 1979 to 1984.

Service Ratings

The result of the survey suggests that the residents of Southeast San Diego are moderately satisfied with the quality of the libraries serving the community. Roughly 40 percent of the respondents rated the facilities as either very good or good (12 percent and 29 percent respectively). One quarter of the households assessed the quality of the facilities as fair. A full 20 percent responded that the quality of the libraries was poor. An additional 8 percent stated that libraries in the community were very poor. This distribution of ratings was similar for all households, regardless of length of occupancy and future residential plans.

In actuality, the libraries serving the Southeast San Diego community are substandard in all respects according to both the Library Standards and General Plan standards. One of the facilities has inadequate floor space and is poorly located. Both of the facilities have no room for expansion. In addition the 1984 facilities do not meet the General Plan standard of 2.7 to 4.4 volumes per square foot. The 4,200 volumes are not adequate to serve the current population.

Perceived Changes

Almost one third of the residents reporting felt that the quality of the library facilities did not change during the last five years. Eleven percent asserted that the quality had improved. In contrast, 16 percent stated that the quality of the libraries had noticeably deteriorated. The distribution of responses was similar among both long-term and short-term residents, and those residents planning to leave or stay. Between 1979 and 1984, the floor area of the libraries remained the same while the number of volumes decreased. As a result, these facilities did not keep pace with the increases in population during the past five years.

- Police Protection

Summary of Findings

The respondents rated the quality of the police service as good to fair. Long-term residents viewed the service less favorably than did newcomers to the area. The majority of the respondents felt the quality of service had remained the same between 1979 and 1984.

Service Ratings

The majority (33 percent) of the survey respondents indicated that the police protection service to the community was fair. Roughly 31 percent reported that the quality of service in the community was good. An additional 13 percent rated the quality as very good. A combined total of 20 percent asserted that the quality of the police service in Southeast San Diego was either poor (16 percent), or very poor (4 percent).

The perception of the quality of the police service in Southeast San Diego varied slightly among the short-term and long-term residents. In general, residents of more than five years rated the service less favorably than did the newer residents. Over 30 percent of the long-term residents rated the quality of the service as poor or very poor. In contrast, only 5 percent of the newer residents felt that the service was so poor. The older residents planning to stay had a lower opinion of the service than those planning to leave.

In Southeast San Diego, as in the rest of the city, the police facilities are operating at capacity. Residents of Southeast San Diego reported that the prevalence of crime in the area, (burglaries and vandalism) was ruining their living environment and causing property values to drop. Several respondents expressed fear at the number of "gangs" roaming the streets. The respondents asserted that the police were too busy with other major crimes to attend to the smaller violations which are ruining the neighborhood.

Perceived Changes

Almost one half of the respondents reported that the quality of the police service to the community had remained the same over the past five years. A relatively high percentage, (31 percent), stated that police protection in the area had improved. In contrast, slightly more than half this number (16 percent) asserted that the quality had declined.

The perception of the changes in quality of the police service varied slightly among residents planning to leave and those planning to stay. A much higher percentage of those planning to stay reported that the police service to the area had deteriorated. While only 7 percent of those leaving felt the service had declined, almost 20 percent of those remaining in the area perceived a decline. Similarly, a higher percentage of those leaving felt that service to the area had improved.

The relatively high percentage of respondents reporting an improvement in service reflects to some degree the actual changes which occurred in police protection between 1979 and 1984. The 1980 bond issue resulted in the establishment of the Skyline area station in 1982. This station provides added service to the Southeast community. In addition, throughout the City, the crime rate has dropped between 1979 and 1984. However, those who felt the service to the area had declined asserted that burglary and vandalism had become more common in the past five years.

- Fire Protection

Summary of Findings

The quality of the fire protection service was rated very highly by the respondents. The laudatory evaluation was consistent among all the respondents, irrespective of length of tenancy or future residential plans. The majority of all the respondents perceived no change in the quality of service between 1979 and 1984.

Service Ratings

The fire protection service to the community received one of the most enthusiastic evaluations of all the services or facilities reviewed. Forty-four percent of the residents rated the service as good. An additional 21 percent judged the services as very good. One quarter of the households rated the fire protection service as fair. Only 4 percent indicated that the quality of the service was poor. This distribution of responses was similar among all those surveyed, regardless of their residential backgrounds or future occupancy plans. The positive rating of the fire service is consistent with the position of the City Fire Department that the urbanized areas of the city are well served because of the number of stations present and the service area overlap which results.

Perceived Changes

Almost two thirds of the respondents asserted that the quality of the fire protection service had not changed in the past five years. Over one quarter of the households felt that the quality of service had improved. In contrast, only 3 percent asserted that the service had declined in quality. These perceptions were consistent among both long-term and short-term residents and those residents planning to leave or stay. According to the City Fire Department, the quality of service in urban areas had remained good despite the increasing intensity of development.

- Public Transit

Summary of Findings

The majority of the survey respondents rated the public transit system as good. Most of the households indicated that the quality of service had remained the same during the past five years.

Service Ratings

The public transit system received a favorable review from the survey respondents. The majority (39 percent) of the respondents rated the system as good. An additional 17 percent felt that the quality of service was very good. Almost one quarter of the households assessed the system as fair. A combined total of 15 percent of those surveyed described the transit system as poor (7 percent) or very poor (8 percent). This distribution of ratings was similar among the various residential groups.

Perceived Changes

Roughly 60 percent of the households felt the quality of service provided by the transit system had remained stable over the past five years. Twenty-eight percent responded that the quality of service had improved. In contrast, only 6 percent perceived a decline in the quality of service.

These perceptions varied slightly among those residents planning to leave and those residents planning to stay. Residents planning to stay more frequently perceived an improvement in the quality of service between 1979 and 1984. While 30 percent of those staying indicated that the quality of the system had improved, only 20 percent of those leaving perceived such an improvement.

- Freeways and Highways

Summary of Findings

The freeways and highways received the most enthusiastic rating of all the public facilities or services reviewed by the households. The vast majority of all the respondents, regardless of length of tenancy or future residential plans, rated the quality of these streets as good or very good. Overall, the majority of all the respondents perceived no change in the quality between 1979 and 1984.

Service Ratings

The survey respondents rated the quality of service provided by the freeways and highways more highly than any other community service or public facility. Almost one half of the respondents indicated the quality of these roads were good. In addition, 33 percent rated the roads as very good. Only 11 percent felt the quality of the service provided by these roads were fair. A combined total of 7 percent responded that the quality of service was poor or very poor (4 percent and 3 percent, respectively). Residents of more than five years expressed less dissatisfaction than did the newer residents.

Perceived Changes

The majority of the respondents (58 percent) felt that the quality of service provided by these streets had not changed between 1979 and 1984. Thirty percent of the respondents indicated that the quality of service had improved. In contrast, only 6 percent perceived a deterioration in the quality of service. This distribution of responses was similar among all the respondent groups.

- Local Streets

Summary of Findings

The respondents rated the local streets more poorly than any other public facility or service. The majority of the newer residents felt that the quality had remained the same between 1979 and 1984. The majority of the residents of more than five years felt that the quality had declined.

Service Ratings

The quality of service provided by the local streets received the poorest evaluation of all the community facilities or services reviewed in Southeast San Diego. Overall, the respondents assessed the quality of service to be fair to poor. Thirty percent awarded the level of service a fair rating. Roughly one quarter of the respondents reviewed the quality of the local streets as good. Only 8 percent indicated the quality of the streets was very good. In contrast, 25 percent rated the quality as poor, and an additional 12 percent judged the quality of the local streets to be very poor. This distribution of ratings was consistent among both long-term and short-term residents, regardless of future tenancy plans.

Perceived Changes

Less than half of the respondents asserted that the quality of service had not changed between 1979 and 1984. Sixteen percent reported an improvement in the quality of service over the same period. In sharp contrast, 35 percent perceived a decline in the quality of the local streets. Residents of more than five years more frequently reported a decline than did the newer residents.

The respondents cited several reasons for the decline in the quality of the local streets. One of the most common complaints was that the streets were in need of repair. Some residents also indicated that the local streets were too frequently used by thru-traffic, and that the speed limits and signage signals were not suitable to control this traffic. Others felt that the increase in parking in the local streets impeded good service.

Perceptions Changes in the Quality of Life

- Overall Livability, Environment, Pollution

Almost one half of the households perceived a decline in the overall livability of the environment between 1979 and 1984. Forty-one percent reported that there had been no change. Only 12 percent felt that the overall livability of Southeast San Diego had improved.

The residents of more than five years more frequently reported a decline in overall livability in comparison to the newer residents. Whereas 35 percent of the newer residents indicated a decline in the quality, 57 percent of the older residents felt that the overall livability had declined.

The respondents cited a wide variety of reasons for the decline in overall livability. One of the most common complaints was that crime in the area had increased during the past five years. Residents indicated that the parks and the streets were unsafe because of the gangs roaming the streets and because the police hardly ever patrolled the area. Several respondents complained that the increase in junkyards and abandoned houses in the past five years attracted unsavory individuals into the area.

Many residents indicated that the increase in noise in the neighborhood contributed to the decline in overall livability. The residents identified several diverse sources of noise: livestock kept in backyards, automobile traffic and gangs "hanging out" in the streets.

- Access to Work, Cultural and Medical Facilities

The majority of the residents (59 percent) reported no change in the quality of life in terms of access. The rest of the respondents were closely divided over whether there had been an improvement or a decline. Twenty-two percent maintained that the quality had deteriorated while 18 percent thought the quality had improved. This distribution of perceptions was consistent among all respondents, regardless of length of tenancy or future residential plans.

Some respondents noted that there were not enough public medical clinics in the community, and that access to medical help was both a physical and financial problem. A few respondents mentioned that access to the parks was difficult. Quite a few respondents stated that the poor quality of the sidewalks hindered pedestrian access. Some respondents asserted that local roads had become congested because too many cars were permitted to park in the streets.

- Sense of Place and Neighborhood Identity

Roughly 45 percent of the respondents reported that the quality of life in southeast San Diego in terms of sense of place and neighborhood identity had remained the same between 1979 and 1984. Thirty percent reported that the quality had deteriorated. A lower percentage (21 percent) felt that there had been an improvement. These response rates were similar for both long-term and short-term residents and those residents planning to stay or leave. Many people reported that this community never had an identity and still does not.

- Maintenance of Community Resources and Public Spaces

The majority (48 percent) of the households reported that the maintenance of community resources and public spaces had not changed between 1979 and 1984. Almost twice as many respondents who reported an improvement reported a decline. One third of the households perceived a decline. Seventeen percent felt there had been an improvement. These perceptions were consistent among all respondents, regardless of length of tenancy or future residential location plans.

Many of the residents reported that the streets were in need of repair. People also complained about the quality of the sidewalks and a lack of sufficient lighting. According to many, the parks were very dirty and poorly maintained.

OTAY MESA-NESTOR

Response Rate

A total of 647 questionnaires were distributed to households in Otay Mesa-Nestor. Of these 120 were returned completed, and 5 were returned unopened or blank. Approximately 62 percent of those which were completed also had written comments. The overall usable response rate was 18.5 percent, slightly higher than the mean response rate of 16.6 percent.

Characteristics of Respondents

The majority of the respondents (54 percent) had lived in the community for more than five years. The remaining 46 percent were newcomers who had moved into the area within the past five years. Approximately three quarters of the newcomers indicated that affordable housing was a very important consideration in the decision to move into Otay Mesa-Nestor. The second most frequently cited factor was a pleasant environment: 44 percent felt that this had been a very important factor. The residents attached a low importance to friends or family nearby, availability of cultural and educational facilities and the availability of public transit. The following table summarizes the distribution of the priorities of the residents who had moved into Otay Mesa-Nestor during the past 5 years.

Factors Influencing Residential
Location in Otay Mesa-Nestor
number (percent)

Factor	Very Important	Important	Not Important	No Opinion
Nearness to Place of Work	15 (27%)	17 (31%)	12 (22%)	11 (20%)
Family and/or Friends Nearby	5 (9%)	14 (25%)	24 (44%)	12 (22%)
Educational and Cultural Opportunities	7 (6%)	15 (27%)	20 (36%)	13 (24%)
Availability of Public Transit	5 (9%)	16 (29%)	18 (33%)	16 (29%)
Affordable Housing	40 (73%)	8 (14%)	2 (4%)	5 (9%)
Pleasant Environment	24 (44%)	19 (34%)	3 (5%)	9 (16%)

Future Plans

The majority of the respondents (72 percent) answered that they would remain in the community for the next five years. Twenty-two percent indicated that they planned to leave the area within the next five years. Roughly 5 percent were undecided.

Of the 52 respondents had recently moved into the area, 67 percent indicated they would remain in Otay Mesa-Nestor during the next five years. Of the 62 residents of more than five years, 16 percent reported an intention to leave the community in the near future.

The respondents attached slightly different levels of priority to the various factors influencing their decision to stay or remain in the area. Sixty-three percent of those planning to leave cited a pleasant environment as a very important criteria in making the decision. A slightly lower percentage (52) of those planning to stay rated a pleasant environment as very important. Sixty-four percent of those intending to stay indicated that affordable housing was a very important factor in their decision. In contrast, only 30 percent of those leaving the area rated this factor as very important. The accompanying tables summarize the importance attached to each factor in the respondents' decision to stay in or to leave Otay Mesa-Nestor.

Rating of Factors Influencing Decision
to Stay in Otay Mesa-Nestor
number (percent)

<u>Factor</u>	<u>Very Important</u>	<u>Important</u>	<u>Not Important</u>	<u>No Opinion</u>
Nearness to Place of Work	21 (24%)	24 (28%)	24 (28%)	18 (21%)
Family and/or Friends Nearby	21 (24%)	29 (33%)	18 (21%)	19 (22%)
Educational and Cultural Opportunities	18 (21%)	24 (28%)	21 (24%)	24 (28%)
Availability of Public Transit	18 (21%)	21 (24%)	28 (32%)	20 (23%)
Affordable Housing	57 (64%)	13 (15%)	5 (6%)	11 (13%)
Pleasant Environment	45 (52%)	23 (26%)	4 (5%)	15 (17%)

Rating of Factors Influencing Decision
to Leave Otay Mesa-Nestor
number (percent)

<u>Factor</u>	<u>Very Important</u>	<u>Important</u>	<u>Not Important</u>	<u>No Opinion</u>
Nearness to Place of Work	8 (30%)	5 (18%)	7 (26%)	7 (26%)
Family and/or Friends Nearby	9 (33%)	4 (15%)	7 (26%)	7 (26%)
Educational Cultural Opportunities	11 (41%)	1 (4%)	9 (33%)	6 (22%)
Availability of Public Transit	4 (15%)	4 (15%)	10 (37%)	9 (33%)
Affordable Housing	8 (30%)	9 (33%)	5 (18%)	5 (18%)
Pleasant Environment	17 (63%)	5 (18%)	3 (11%)	2 (7%)

Community Services Ratings

- Overall Rating of Community Facilities

Overall, the residents of Otay Mesa-Nestor rated the quality of the community services and facilities as good. In evaluating the changes in the quality of these public services and facilities over the past five years, the majority of the respondents indicated that the quality had remained stable. A fairly sizable portion of the households responding noted an improvement in the quality of certain services or facilities. A small percentage of the respondents perceived a decline in the quality. The perceived quality of the community services and the perceptions of changes in the quality of these services are summarized in the accompanying table.

Perceived Quality of Community Services
in Otay Mesa-Nestor

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	22(18%)	52(43%)	30(25%)	5(4%)	3(2%)	25(21%)	17(14%)	61(51%)
Parks	14(12%)	47(39%)	34(28%)	17(14%)	4(3%)	35(29%)	14(12%)	65(55%)
Libraries	15(12%)	36(30%)	37(31%)	17(14%)	10(8%)	27(23%)	6(5%)	79(66%)
Police Protection	22(18%)	49(41%)	27(22%)	9(7%)	12(10%)	28(23%)	17(14%)	65(55%)
Fire Protection	36(30%)	59(49%)	18(15%)	1(1%)	1(1%)	31(26%)	0(0%)	79(66%)
Public Transit	21(17%)	53(44%)	28(23%)	9(7%)	6(5%)	54(45%)	6(5%)	51(43%)
Freeways & Highways	71(59%)	40(33%)	7(6%)	0(0%)	1(1%)	37(31%)	4(3%)	71(60%)
Local Streets	20(17%)	58(48%)	22(18%)	14(12%)	5(4%)	20(17%)	20(17%)	73(61%)

Note: The difference between the total percent and 100% represents the percentage of respondents with no opinion.

- Schools

Summary of Findings

The majority of the residents felt that the schools were either good or very good. Residents planning to leave rated the quality of the facilities less favorably than did those who are planning to stay. Most of the residents felt that

the quality of the schools had remained the same over the past five years. Those who intend to leave more frequently perceived a decline in the quality of the educational facilities.

Service Ratings

According to the survey responses, the majority of the residents of Otay Mesa-Nestor are generally pleased with the quality of the educational facilities in the community. Forty-three percent rated the schools as good, while an additional 18 percent indicated that the quality of the school was very good. One quarter of the respondents viewed the facilities as fair. Only 4 percent felt the educational facilities provided as poor quality of service. Two percent asserted that the schools were very poor.

Residents planning to leave the area tended to rate the schools less favorably than those planning to stay. Whereas 65 percent of those intending to remain rated the facilities as good or very good, only 44 percent of those intending to leave attached this rating to the schools. The level of satisfaction is consistent with the evaluation of the Community Plan regarding the adequacy of the schools according to the General Plan standards.

Perceived Changes

Roughly one half of the households reported that the quality of the schools had remained the same between 1979 and 1984. Twenty percent felt the quality had improved. In contrast, 14 percent asserted the quality had declined. Residents planning to leave more frequently reported a decline in quality. Roughly 27 percent of those leaving perceived a decline in quality. In contrast, only 13 percent of those planning to stay reported a deterioration in quality. Between 1979 and 1984, the overall enrollment in the schools serving Otay Mesa-Nestor increased slightly by 380 students to a total of 10,219 pupils.

- Park and Recreational Facilities

Summary of Findings

The residents of Otay Mesa-Nestor appear to be moderately satisfied with the quality of the parklands serving the community. This distribution of ratings was fairly consistent among both long-term and short-term residents, regardless of their future residential plans. The majority of the respondents regardless of length of tenancy or future plans indicated that there had been no change in the quality of the facilities over the past five years.

Service Ratings

The respondents rated the quality of the park and recreational facilities as good to fair. Slightly over one half of the households indicated that the quality of the facilities were either good (39 percent) or very good (12 percent). Over one quarter of the respondents felt that the quality of the facilities was fair. In contrast, 17 percent asserted that the facilities were either poor or very poor (14 percent and 3 percent, respectively). This distribution of ratings was similar among both long-term and short-term residents, regardless of future residential plans. The prevalence of satisfaction among these residents is surprising, since according to the General Plan standards, the community parklands are deficient in both size and location.

Perceived Changes

Fifty-five percent of the respondents indicated that the quality of service provided by these community facilities did not change between 1979 and 1984. Twelve percent perceived a decline in the level of service. In contrast, almost 30 percent reported that the quality had improved between 1979 and 1984. This distribution of perceptions was similar for all respondent groups.

It is surprising that such a large percentage of respondents indicated that the quality of the parklands had improved and such a small percentage felt the quality had declined. In actuality, between 1979 and 1984 the parkland acreage and status of development remained the same while the population in the community increased by approximately 4,000 residents. The neighborhood parks have not been improved because the community wants to first develop the 60 acre Montgomery Waller Community Park.

- Libraries

Summary of Findings

The respondents rated the library facilities more poorly than any other community service or facility. Although the majority of the respondents rated the facility as either fair or good, a relatively high percentage of respondents indicated that the facilities were poor or very poor. Those residents planning to stay were less satisfied with the facilities than those planning to leave. The majority of all respondent groups felt that the quality of the facilities had not changed between 1979 and 1984.

Service Ratings

The library facilities recieved the lowest rating of the services or facilities reviewed by the respondents. The majority of the households reported that the quality of the facilities was either good (30 percent) or fair (31 percent). While 12 percent rated the facilities as very good, 14 percent indicated the quality as poor. In addition, 8 percent felt the quality was very poor. This distribution of ratings was similar for all respondent groups. The level of dissatisfaction is not surprising, since according to the General Plan standards the library facilities in the community are inadequate.

Perceived Changes

The majority (66 percent) of the respondents asserted that the quality of service had remained stable between 1979 and 1984. While one quarter of the respondents indicated that the facilities had improved, only 5 percent reported a decline in quality. This distribution of perceptions was similar for all respondent groups. The relatively high percentage of respondents reporting an improvement in quality and the very low percentage indicating a decline are in conflict with the actual changes which occurred in the facilities over the past five years. Between 1979 and 1984 as the population of Otay Mesa-Nestor increased, the facilities which were already inadequate for the 1979 population levels remained basically unimproved. Although the volumes in circulation increased by 2,700 books, the library facilities in the community remained inadequate to serve the population of Otay Mesa-Nestor in terms of area, available volumes, and the number of books per capita.

- Police Protection

Summary of Findings

The majority of the residents rated the police service to the area as good. Residents planning to leave rated the facilities less favorably than those planning to stay. The majority of the respondents perceived no change in the quality of service between 1979 and 1984. Those residents planning to leave more frequently reported a decline in the quality of service than those planning to stay.

Service Ratings

According to the survey responses, the majority of the residents appear to be pleased with the quality of the police protection service. Forty-one percent rated the quality of

the service as good. An additional 18 percent indicated that service was very good. Twenty-two percent assessed the facilities as fair. A combined total of 17 percent evaluated the service as poor or very poor (7 percent and 10 percent, respectively). These respondents complained that police hardly ever patrolled the area, so gangs freely roamed the streets. The majority of the residents seem to be pleased despite the difficulties in providing service to the City in general reported by the Police Department.

Perceived Changes

The majority (55 percent) of the respondents indicated that the quality of police protection in Otay Mesa-Nestor had remained the same between 1979 and 1984. Twenty-three percent felt that the quality of the service had improved. Roughly 14 percent felt that service to the area had declined. Those who perceived a decline felt that burglaries and vandalism had increased between 1979 and 1984.

Residents planning to leave the community more frequently reported a decline in service than did the residents planning to stay. Almost one quarter of those residents planning to leave felt that the quality of police service to the area had declined. In contrast, only 11 percent of those planning to stay perceived such a decline.

The perceptions of the residents surveyed are somewhat consistent with the actual changes which occurred in police service between 1979 and 1984. The 1980 bond issue resulted in the establishment of the San Ysidro area station which has increased service to the community. Although the overall ratio of 1.5 police officers per thousand people is beneath the national standard of 2.0 officers per thousand, the level of crime throughout the city has decreased since 1979.

- Fire Protection

Summary of Findings

The survey respondents gave the fire protection service one of the most enthusiastic reviews of all the services reviewed. This rating did not vary significantly among long-term and short-term residents and those planning to leave or remain in the area. None of the respondents felt that the quality of service had declined between 1979 and 1984. The majority felt that the quality had remained the same.

Service Ratings

The fire protection services received one of the highest ratings of any of the services or facilities reviewed. Almost one half of the respondents attached a good rating to the quality of the service. In addition, 30 percent of the households rated the service as very good. Fifteen percent assessed the quality of the service as fair. Only two percent rated the quality as either poor or very poor. This distribution of ratings was consistent among all residents, regardless of length of tenancy or future residential plans. The high level of satisfaction expressed by the respondents is consistent with the position of the City Fire Department that service in urban areas has remained good despite the increasing intensity of development.

Perceived Changes

Roughly two thirds of the respondents asserted that the quality of the service to the community had remained the same over the last five years. Over one quarter of the respondents felt the quality had improved. None of the households indicated that the level of service in the community had declined. The distribution of perceptions was similar for all respondent groups. These perceptions appear to be consistent with the actual changes in fire service to Otay Mesa-Nestor between 1979 and 1984. During this period, the addition of the La Jolla Fire Station has increased the service to the Otay Mesa-Nestor community.

- Public Transit

Summary of Findings

The public transit system received a favorable review from all the respondents, regardless of length of residency or future residential plans. The majority the respondents felt the quality of the system was good. In all groups except newcomers to the areas planning to stay, the majority of the respondents felt that the quality of the system had improved between 1979 and 1984.

Service Ratings

In general, the public transit system received a positive rating from all the respondents. A combined total of 61 percent described the quality of the transit system as either good (44 percent) or very good (17 percent). Almost one quarter rated the facilities as fair. Seven percent rated the quality of service as poor and 5 percent viewed the quality as very poor.

Perceived Changes

The majority (45 percent) of the respondents reported that the quality of public transit service in the community had improved between 1979 and 1984. Forty-three percent reported no change in the quality of service. Only 5 percent felt that the quality had declined. The majority of those who perceived a decline were short-term residents planning to stay in the community.

- Freeways and Highways

Summary of Findings

The freeways and highways received the most positive rating of all the public facilities or community services reviewed. The majority of the respondents rated the quality as very good. The majority indicated that the quality had not changed between 1979 and 1984. These perceptions and ratings were similar for all respondents, regardless of past tenancy or future residential plans.

Service Ratings

The survey respondents rated the quality of service provided by the freeways and highways more highly than any other governmental service or public facility reviewed. A combined total of 92 percent judged the facilities to be either good or very good (33 percent and 59 percent, respectively). Only 6 percent rated the quality of these roads as fair. One percent indicated that the roads were very poor. These ratings did not vary significantly among long-term and short-term residents or those planning to stay or leave.

Perceived Changes

The majority (60 percent) of the respondents indicated that the quality of the highways and freeways had not changed over the past five years. Almost one third of the respondents reported that the quality had improved. Only 3 percent perceived a decline in the quality of these roads. This distribution of perceptions was similar for all the respondent groups.

- Local Streets

Summary of Findings

The majority of the respondents felt that the quality of the local streets was good. This was true of all respondent groups, regardless of length of occupancy and future plans. Most of the respondents perceived no change during the past five years. This was true for all respondent groups.

Service Ratings

Generally, the majority of the respondents rated favorably the quality of the local streets. Roughly two thirds of the respondents rated the quality of these roads as good or very good (48 percent and 17 percent, respectively). Eighteen percent judged the quality as fair. A combined total of 15 percent asserted the quality was either poor (11 percent) or very poor (4 percent). The distribution was similar among all respondent groups.

Those who were unhappy with the quality of the local streets cited several reasons for their dissatisfaction. The most common complaint was that the streets were always dirty and rarely swept. Several respondents reported that the local streets were in need of repairs. Quite a few respondents felt that speed limits were not stringent enough, and that there was a need for more traffic signals.

Perceived Changes

The majority (61 percent) of the respondents felt that the quality of the local roads had not changed between 1979 and 1984. Equal percentages of the respondents, (17 percent each), maintained that the quality of the local roads had either improved or declined.

Perceptions of Changes in Quality of Life

- Overall Livability, Environment, Noise

The majority of the respondents (48 percent) felt that the quality of life in the community had declined between 1979 and 1984 in terms of overall livability of the environment. Only 12 percent felt the quality had improved. The remaining 37 percent reported that there had been no change.

A much higher percentage of those leaving the area reported a decline over the last five years than did those planning to stay. Over three quarters of those planning to leave perceived a decline. In contrast, only 40 percent of those staying perceived this deterioration.

Those who had perceived a decline cited several factors contributing to this decision. One of the biggest complaints was that the noise in the neighborhood had increased dramatically. The respondents attributed the noise to several diverse factors: gangs, traffic, and the helicopters, sirens, and dogs of the border patrol. Residents indicated that often the dogs barked and the sirens blared all night long.

Another factor reported to contribute to the decline in the quality of overall livability was the increase in crime in the neighborhood. Many respondents felt that the streets were not safe because of the influx of illegal aliens hiding from the law. Residents also reported that burglaries had increased in recent years. The respondents indicated that the police did not patrol the area enough to control the gangs responsible for vandalism in the neighborhood.

- Access to Work, Cultural and Medical Facilities

The majority of the respondents (60 percent) felt that the quality of the environment in regard to access had not changed during the past five years. The remaining households were divided as to whether there had been an improvement or a decline. Nineteen percent reported a decline, while 24 percent felt there had been some improvement. The opinions were very similar among all groups, regardless of length of tenancy or future residential plans.

- Sense of Place and Neighborhood Identity

The majority of the households (53 percent) felt that the quality of the environment had remained the same between 1979 and 1984. Almost 30 percent reported a decline in quality. Of those who reported a decline, the majority planned to leave within the next 5 years. In contrast, only 14 percent perceived any improvement.

Several respondents indicated that the sense of neighborhood identity had been ruined because of the prevalence of illegal aliens and the border patrol. Residents reported that people were continually hiding throughout the neighborhood. The sounds of the border patrol dogs and sirens were disruptive to the sense of security in the neighborhood.

- Maintenance of Community Resources and Public Spaces

Roughly 50 percent of the households indicated that the quality of life had not changed in terms of the maintenance of public spaces and community resources. Almost one quarter of the residents perceived a decline. Those residents planning to leave the area more frequently reported a decline than those planning to remain. Sixteen percent indicated that there had been an improvement.

Residents cited several examples of the declining maintenance of public spaces and community resources. One respondent, echoing the sentiments of many, lamented that the quality of the landscaping of the park areas was very high when first installed, but that the beauty had been ruined through user carelessness and public neglect. Respondents also complained that the sidewalks were badly overgrown and in need of repair.

Appendix F
The Growth Management Questionnaire

**CITY OF SAN DIEGO
GROWTH MANAGEMENT QUESTIONNAIRE**

Please return the completed questionnaire in the enclosed envelope on or before Monday September 24th. No postage is required. In the following questions, the community referred to as "your community" is the area defined on the map at the right.

1. Did you move to your community within the past five years?

Yes	No

If so, what factors were important in your decision to move?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family and/or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:



2. Do you plan to stay in your community or to leave during the next five years?

Stay	Leave

What factors are important to your decision to stay or leave?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:

3. How would you rate each of the following governmental services and facilities in your community?

	Very Good	Good	Fair	Poor	Very Poor
Schools					
Parks					
Libraries					
Police Protection					
Fire Protection					
Public Transit					
Freeways and Highways					
Local Streets					

4. Do you consider that there has been any change in level of service in any of the following governmental services and facilities in your community in the last five years? If so, has service improved or declined?

	Improved	Declined	No Change
Schools			
Parks			
Libraries			
Police Protection			
Fire Protection			
Public Transit			
Freeways and Highways			
Local Streets			

5. How has the quality of life in your neighborhood changed in the past five years with regard to overall livability, noise, pollution, etc.?

Improved	Declined	No Change

Please explain:

6. How has the quality of life in your neighborhood changed in the past five years with regard to access to work places, cultural and medical facilities?

Improved	Declined	No Change

Please explain:

7. How has the quality of life in your neighborhood changed in the past five years with regard to sense of place and neighborhood identity?

Improved	Declined	No Change

Please explain:

8. How has the quality of life in your neighborhood changed in the past five years with regards to maintenance and care of community resources and public spaces?

Improved	Declined	No Change

Please explain:

**CITY OF SAN DIEGO
GROWTH MANAGEMENT QUESTIONNAIRE**

Please return the completed questionnaire in the enclosed envelope on or before Monday September 24th. No postage is required. In the following questions, the community referred to as "your community" is the area defined on the map at the right.

1. Did you move to your community within the past five years?

Yes	No

If so, what factors were important in your decision to move?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family and/or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:



2. Do you plan to stay in your community or to leave during the next five years?

Stay	Leave

What factors are important to your decision to stay or leave?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:

3. How would you rate each of the following governmental services and facilities in your community?

	Very Good	Good	Fair	Poor	Very Poor
Schools					
Parks					
Libraries					
Police Protection					
Fire Protection					
Public Transit					
Freeways and Highways					
Local Streets					

4. Do you consider that there has been any change in level of service in any of the following governmental services and facilities in your community in the last five years? If so, has service improved or declined?

	Improved	Declined	No Change
Schools			
Parks			
Libraries			
Police Protection			
Fire Protection			
Public Transit			
Freeways and Highways			
Local Streets			

7. How has the quality of life in your neighborhood changed in the past five years with regard to sense of place and neighborhood identity?

Improved	Declined	No Change

Please explain:

8. How has the quality of life in your neighborhood changed in the past five years with regards to maintenance and care of community resources and public spaces?

Improved	Declined	No Change

Please explain:

5. How has the quality of life in your neighborhood changed in the past five years with regard to overall livability, noise, pollution, etc.?

Improved	Declined	No Change

Please explain:

6. How has the quality of life in your neighborhood changed in the past five years with regard to access to work places, cultural and medical facilities?

Improved	Declined	No Change

Please explain:

**CITY OF SAN DIEGO
GROWTH MANAGEMENT QUESTIONNAIRE**

Please return the completed questionnaire in the enclosed envelope on or before Monday September 24th. No postage is required. In the following questions, the community referred to as "your community" is the area defined on the map at the right.

1. Did you move to your community within the past five years?

Yes	No

If so, what factors were important in your decision to move?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family and/or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:

2. Do you plan to stay in your community or to leave during the next five years?

Stay	Leave

What factors are important to your decision to stay or leave?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:



3. How would you rate each of the following governmental services and facilities in your community?

	Very Good	Good	Fair	Poor	Very Poor
Schools					
Parks					
Libraries					
Police Protection					
Fire Protection					
Public Transit					
Freeways and Highways					
Local Streets					

4. Do you consider that there has been any change in level of service in any of the following governmental services and facilities in your community in the last five years? If so, has service improved or declined?

	Improved	Declined	No Change
Schools			
Parks			
Libraries			
Police Protection			
Fire Protection			
Public Transit			
Freeways and Highways			
Local Streets			

5. How has the quality of life in your neighborhood changed in the past five years with regard to overall livability, noise, pollution, etc.?

Improved	Declined	No Change

Please explain:

6. How has the quality of life in your neighborhood changed in the past five years with regard to access to work places, cultural and medical facilities?

Improved	Declined	No Change

Please explain:

7. How has the quality of life in your neighborhood changed in the past five years with regard to sense of place and neighborhood identity?

Improved	Declined	No Change

Please explain:

8. How has the quality of life in your neighborhood changed in the past five years with regards to maintenance and care of community resources and public spaces?

Improved	Declined	No Change

Please explain:

**CITY OF SAN DIEGO
GROWTH MANAGEMENT QUESTIONNAIRE**

Please return the completed questionnaire in the enclosed envelope on or before Monday September 24th. No postage is required. In the following questions, the community referred to as "your community" is the area defined on the map at the right.

1. Did you move to your community within the past five years?

Yes	No

If so, what factors were important in your decision to move?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family and/or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:

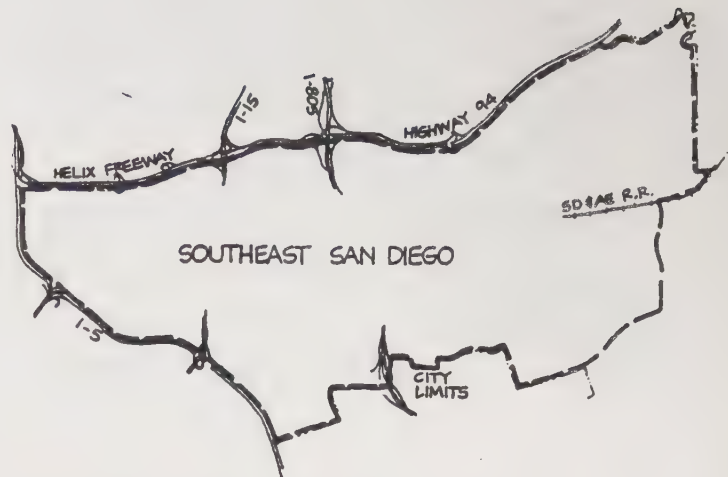
2. Do you plan to stay in your community or to leave during the next five years?

Stay	Leave

What factors are important to your decision to stay or leave?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:



3. How would you rate each of the following governmental services and facilities in your community?

	Very Good	Good	Fair	Poor	Very Poor
Schools					
Parks					
Libraries					
Police Protection					
Fire Protection					
Public Transit					
Freeways and Highways					
Local Streets					

4. Do you consider that there has been any change in level of service in any of the following governmental services and facilities in your community in the last five years? If so, has service improved or declined?

	Improved	Declined	No Change
Schools			
Parks			
Libraries			
Police Protection			
Fire Protection			
Public Transit			
Freeways and Highways			
Local Streets			

5. How has the quality of life in your neighborhood changed in the past five years with regard to overall livability, noise, pollution, etc.?

Improved	Declined	No Change

Please explain:

6. How has the quality of life in your neighborhood changed in the past five years with regard to access to work places, cultural and medical facilities?

Improved	Declined	No Change

Please explain:

7. How has the quality of life in your neighborhood changed in the past five years with regard to sense of place and neighborhood identity?

Improved	Declined	No Change

Please explain:

8. How has the quality of life in your neighborhood changed in the past five years with regards to maintenance and care of community resources and public spaces?

Improved	Declined	No Change

Please explain:

**CITY OF SAN DIEGO
GROWTH MANAGEMENT QUESTIONNAIRE**

Please return the completed questionnaire in the enclosed envelope on or before Monday September 24th. No postage is required. In the following questions, the community referred to as "your community" is the area defined on the map at the right.

1. Did you move to your community within the past five years?

Yes	No

If so, what factors were important in your decision to move?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family and/or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:

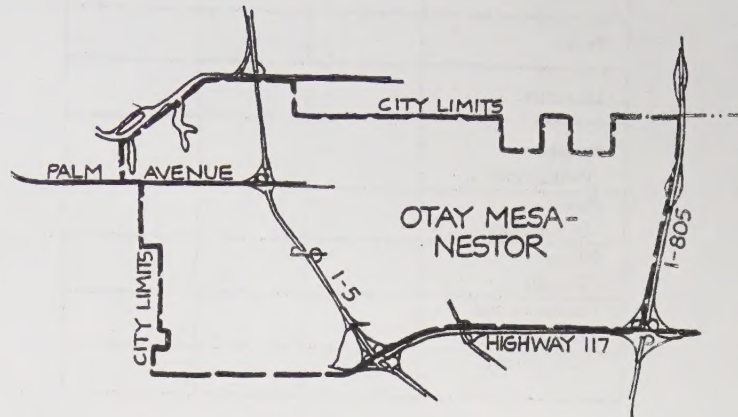
2. Do you plan to stay in your community or to leave during the next five years?

Stay	Leave

What factors are important to your decision to stay or leave?

	Very Important	Important	Not Important
Nearness to Place of Work			
Family or Friends Nearby			
Educational and Cultural Opportunities			
Availability of Public Transit			
Affordable Housing			
Pleasant Environment			

Other, please explain:



3. How would you rate each of the following governmental services and facilities in your community?

	Very Good	Good	Fair	Poor	Very Poor
Schools					
Parks					
Libraries					
Police Protection					
Fire Protection					
Public Transit					
Freeways and Highways					
Local Streets					

4. Do you consider that there has been any change in level of service in any of the following governmental services and facilities in your community in the last five years? If so, has service improved or declined?

	Improved	Declined	No Change
Schools			
Parks			
Libraries			
Police Protection			
Fire Protection			
Public Transit			
Freeways and Highways			
Local Streets			

5. How has the quality of life in your neighborhood changed in the past five years with regard to overall livability, noise, pollution, etc.?

Improved	Declined	No Change

Please explain:

6. How has the quality of life in your neighborhood changed in the past five years with regard to access to work places, cultural and medical facilities?

Improved	Declined	No Change

Please explain:

7. How has the quality of life in your neighborhood changed in the past five years with regard to sense of place and neighborhood identity?

Improved	Declined	No Change

Please explain:

8. How has the quality of life in your neighborhood changed in the past five years with regards to maintenance and care of community resources and public spaces?

Improved	Declined	No Change

Please explain:

U.C. BERKELEY LIBRARIES



C123305280

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 21 2020

UNIVERSITY OF CALIFORNIA

